
Second Units

With the cost of land increasing and the availability of vacant land decreasing, the construction of second units within the City of Calexico has become a viable method in which to provide housing affordable to moderate income households. Furthermore, as outlined in Section 2.2.d, rental vacancies are very low within the City of Calexico; therefore, the market for rental housing should be strong. The City will make an increased effort to notify property owners that the construction of second units continues to be a viable opportunity to provide affordable housing. Second units are a conditionally allowed use within all residential zoning districts, and are subject to City Council review. However, with the changes enacted by AB 1866 (Chapter 1062, Statutes of 2002), and the increased cost of housing and the lack of available housing to low and moderate income households, the City of Calexico will re-examine these preclusions and adopt a new Second Unit Ordinance (Program 4.0.b-2) satisfying provisions found under the amended Section 65852.2, requiring ministerial review and approved of second units.

Conclusion

As identified in Tables 2.2-16, through 2.2-19, the existing need for the 2006-2014 RHNA period has been adjusted by units already developed between 2006-2008, and includes the total number of residential units already entitled by the City or under construction at the time of the drafting of this Housing Element.

With the combination of units built, approved entitled projects, existing vacant land zoned R-A, and a planned rezoning program, it is calculated that the City of Calexico has the capacity for the development of units across all income ranges, in excess of the 2,498 units required by RHNA over the 2006-2014 planning period.

2.2.n. INFRASTRUCTURE AVAILABILITY

The City of Calexico can supply water and sewer services to all areas within the City limits and to the areas planned for growth in the Sphere of Influence. The City of Calexico provides its own sewerage service treating effluent at the Calexico Water Pollution Control Plant located north of Calexico International Airport. The system contains many small lift stations due to the flat topography, bringing service to the residents. Effluent is processed and deposited into the New River. The present plant has a design flow capacity of 4.30 million gallons per day (MGD).

The current 5-year City of Calexico Service Area Plan outlines operation of the plant, and in 2015, the plant is expected to have reached maximum capacity at build-out rates identified in the General Plan. Sufficient infrastructure exists to serve growth up until that time, at a maximum flow rate of 5.0 MGD. Environmental constraints, such as wetlands or contamination, do not occur that would inhibit developers from building on the parcels identified in the vacant land survey or areas within the Sphere of Influence.

City water and sewer services are currently available to the recently approved projects within the City's limits (i.e. El Portal, Venezia, Riverview, Remington, La Jolla Palms, and Las Palmas). The services are available through the extension and upgrading of certain water and sewer lines and lift stations, which are requirements under each project's tentative map conditions of approval. Each project developer is responsible for the funding of the required improvements.

According to the City's Service Area Plan recommendations, development within the current Sphere of Influence will necessitate certain improvements and upgrades to the City's wastewater facilities in order to accommodate the projected growth. These improvements include the installation of new regional pump stations, gravity pipelines and force mains and the upgrade of the facility from an average daily flow of 4.3 to 8.5 MGD. The conditions of approval for the projects proposed within the City's Sphere of Influence (i.e. Los Lagos and Estrella) included compliance with the recommended improvements and upgrades to the facility prior to the issuance of any certificates of occupancy. The projects are anticipated to commence within the five year Housing Element timeline.

The City of Calexico Service Area Plan also includes recommendations for the upgrade and improvement to the City's Water Treatment Plant facility and water storage and conveyance systems in order to accommodate growth within the current Sphere of Influence. These improvements include the replacement of small diameter pipelines; the construction of a new 6 MG reservoir and booster station; the installation of a new 4,000 GPM raw water transfer pump; and the upgrading of the Water Treatment Plant from 12 to 16 MGD. Of the recommended improvements, the pipeline replacements are ongoing; the 6MG

reservoir is near completion; the transfer pump has been installed; and the upgrades to the Water Treatment Plant are pending. The conditions of approval for the Estrella and Los Lagos projects also include compliance with the recommended improvements and upgrades to the facility prior to the issuance of any certificates of occupancy. The project conditions of approval provide sufficient flexibility that allows the project proponent to use a variety of financing mechanisms, including but not limited to a Community Facilities District, and Assessment Districts, etc., to allow the project to meet the requirement.

2.2.o. HAZARDS

The vacant sites identified in the land survey are sites well suited to residential development. As a result, no major grading would be required on these parcels. The New River Valley is subject to flooding because it is the drainage way for the largest of the watershed basins in Imperial County. The New River and the intricate network of drainage and irrigation canals that were constructed to serve the agricultural community define drainage patterns in the City of Calexico. All of the manmade drainages ultimately discharge to the New River or Alamo River, which flow to the Salton Sea. Buildout of future development projects within the Calexico SOI would introduce roadway systems with curb and gutter, stormwater conveyance systems, and/or stormwater detention basins that would alter existing drainage patterns. Changes to existing drainage patterns could result in a substantial increase in erosion and sediment transport to the New River unless appropriate mitigation measures are incorporated.

According to the Calexico General Plan EIR, the City of Calexico lies within a seismically active region. The County of Imperial General Plan estimates that minor earthquakes will affect certain portions of Imperial County every few months. In addition, Imperial County will most likely experience a moderately damaging event every five years; and at least once every fifty years, a major earthquake will most likely occur. Within the last 35 years, Calexico has been damaged due to the movements of major faults in the San Jacinto Fault Zone (i.e., the Imperial and Superstition Hills Faults).

Liquefaction, settlement, ground lurching, ground displacement along the fault line, and landslides are often the secondary effects of earthquakes. The soils in the Salton Trough, which includes the City of Calexico, have properties that could facilitate these effects, including unconsolidated soils, high groundwater, and saturated soils. Although the City of Calexico is subject to the hazards associated with a seismically active region, adherence to the most recent construction and maintenance practices, such as the California Building Code (CBC), by development projects will lessen impacts from known geologic hazards.

The City requires engineering reports to establish appropriate design standards and mitigation measures taken to alleviate these hazards. However, the

necessity of these reports is offset by the need for public safety and welfare, and thus the City does not consider the reports a constraint to housing development. In addition, none of the identified parcels fall under the provisions of the Williamson Act and therefore do not pose a constraint on construction. Vacant parcels identified in Table 2.2-16 & 17 generally large parcel sizes and can accommodate the densities of the designated zoning (anticipated pre-zoning). Subject to annexation and the extension of utility services, the parcels are ready to be developed.

SECTION 2.3 CONSTRAINTS, EFFORTS, AND OPPORTUNITIES

The purpose of this section is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Calexico. A discussion of Calexico's efforts to remove constraints and to promote energy conservation is included.

2.3.a. GOVERNMENTAL CONSTRAINTS

Governments in general, and municipalities, in particular, when functioning as the land use authority where growth and development is a consideration, have the ability to influence some facets of the development process. The following section discusses such factors, including land use decisions, entitlement processing, including processing fees and times, and building code and safety requirements.

2.3.a (1) State and Federal Policy

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can influence the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies, and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can influence all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly influence residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City of Calexico General Plan, zoning regulations, project review and approval procedures, development and processing fees for Planning and Building, utility infrastructure, public service capabilities, and development attitudes all

play important roles in determining the cost and availability of housing opportunities in Calexico.

2.3.a (2) Land Use Controls

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, the Land Use Element has the most direct influence.

Compliance with numerous governmental laws or regulations has the potential to add to the cost of housing. Individual projects are required to meet uniform City development standards, other higher quality amenities and other improvements such as finishes and materials are at the discretion of the project proponent. In some instances, developers must decide whether to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either choice can have different impacts on the housing market.

Building a higher number of small units can reduce costs and provide additional housing opportunities for smaller households. Building a higher number of units with three or more bedrooms will help accommodate the needs of larger families. Larger units are available to families; however, strategies must be developed to hold down the cost despite the size of the units and the potential slight reduction in density because of their size.

Other development and construction standards can also influence housing costs. Such standards may include the incorporation of additional design treatments (architectural details or trim, special building materials, landscaping, and textured paving) to improve the aesthetics of the development. Other standards included in the Uniform Building Code such as regulations regarding noise transmission and energy conservation can result in higher construction costs. While some of these features (interior and exterior design treatments) are included by the developer to help sell the product in the competitive market, some features (e.g., energy conservation regulations) may actually reduce monthly living expenses. All add to the initial sales price, which, in many cases may become increasingly burdensome for many new homebuyers, but will generally make the project more affordable in the end.

The City of Calexico Development Standards does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the normal range for requirements and within the

range of other small cities in the region and state (see Table 2.3-1 below). In addition, the City recognizes that there are lots that were originally smaller than the allowable lot size in each zoning districts, typically identified as "lots of record". These lots are subject to the provisions concerning small lots in the zoning ordinance. A small lot, or lot of record, that meets these provisions and was recorded before 1945, and was not created due to any violation of and law or ordinance is considered to have met the lot size requirement for that zoning district.

**TABLE 2.3-1
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE**

Zone District	Bldg Height	Lot Width	Minimum Yard Setback			Minimum lot size (sq. ft.)	Max. UPU	Parking Spaces Per DU
			Front	Side	Rear			
RR	35' or 2-story, whichever is less	110	40	20	50	43,560	0.5-1	2
R-1	Same as above	60 int; 65 cor	25	5	20	6,000	6-11	2
RC	Same as above	Same	25	15	20	6,000	12-20	1.0
RA	Same as above	Same	25	10	10	6,000	20-30	1.0

Source: City of Calexico Zoning Code

2.3.a (3) Local Entitlement Fees and Exactions

Part of the cost of developing residential units is the fees or other exactions required of developers to obtain project approval and the time delays caused by the review and approval process. Lengthy review periods increase financial and carrying costs, and fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

Calexico has recently updated its Planning fees (as of May 1, 2007). As can be seen in Table 2.3-2 below, the City's fees are comparable to other jurisdictions in Imperial County. Fees are set up so that applications/projects with a lower dollar value are identified as minor projects, whereas projects with a higher dollar cost are identified as major projects, and are therefore, charged a higher fee. A brief survey demonstrates the average to high cost in planning fees charged by the City of Calexico. As a rule, the fees do not act as a constraint against building affordable housing because they are calculated to recover the

costs for the City to process the approval. Building Department fees, including building fees, plan check fees, seismic fees, electrical fees, fire plan check fee, plumbing and mechanical fees, are charged in accordance with the 2007 California Building Code (CBC), and are based on project valuation, out of the control of the City.

TABLE 2.3-2

PLANNING APPLICATION DEPOSITS - SURROUNDING JURISDICTIONS

Jurisdiction	Conditional Use Permit	Zone Change	Tentative parcel Map	Tentative Subdivision Map	Variance
Calexico	\$1,000 (\$5,000 for Major UP)	\$2,000 (\$3,000 for over 5 acres)	\$5,000	\$10,000	\$1,000 (\$5,000 for Major Variance)
El Centro	\$2,210	\$2,074	\$1,121	\$2,793	\$867
Brawley	NA	\$700 ¹	\$400 ¹	\$600 plus \$5 per lot	\$400
Imperial County	\$3,300 (\$11,000 for Major UP)	\$11,500	\$5,700	\$12,000	\$1,000
Source: City and County Planning Departments					
¹ In addition to Environmental fees, \$150 for Notice of Exemption, \$600 for Negative Declaration, \$800 for EIR					

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works infrastructure (streets, sewers, and storm drains) to support the new development. The City's schedule of Impact Fees, effective through November 5, 2008 is illustrated in Table 2.3-3 below. Impact Fees are charged to the developer in the form of per unit fees, collected at building permit issuance; however, costs are ultimately passed to the end consumer in the form of higher home prices or rents.

**TABLE 2.3-3
DEVELOPMENT IMPACT MITIGATION FEES (PER UNIT)**

Impact Fee Category	Per Unit Fees	
	Multi-family	Single-family
Public Facilities Impact Fees	\$380	\$442
Library Facilities	\$637	\$741
Police	\$569	\$662
Fire	\$592	\$689
Park and Recreation	\$1,261	\$1,438
Traffic	\$932	\$1,084
Water	\$3,081	\$3,586
Sewer	\$2,397	\$2,790
Art in Lieu	Based on valuation (see below)	Based on valuation (see below)
Administration	\$82	\$84
Operational Devel. Fee (Imperial County)	\$378 per unit	\$496 per unit
Source: Calexico Planning and Bldg. and Safety, and Engineering Depts., and Imperial County, AQCD		

Required public works infrastructure improvements vary greatly from project to project. The improvements are dependent on the amount of existing improvements and the nature of the project. However, at a minimum, projects are required to install improvements required to serve their project in order to not overburden the City's systems, and continue to provide for future growth.

The City of Calexico has an "Art in Public Places" program by which developers can incorporate "art" (as defined in the City ordinance) into the design of their construction or pay an in lieu fee to contribute towards future art in the City. If the developer chooses to pay the in lieu fee, it is calculated at a rate equal to 1/8 of 1% of the project valuation. The "Operation Development (OD) Fee" is charged by the Imperial County Air Pollution Control District. This fee is charged for commercial and major residential projects. According to Imperial County staff, the OD Fee applies to single-family projects requiring a tentative map, i.e. 5 or more units. Multi-family projects that are documented affordable projects are exempt from the fee.

The Calexico Unified School District serves the City of Calexico and the surrounding unincorporated areas of Imperial County. The School District assesses a school impact fee on all new residential development, both multi-family and single-family or, \$5.74 per square foot. The fee

for residential land can add significantly to the cost of development. Currently, exemptions from the school impact fee are not allowed; however, the school board may be open to considering requests for exemption from the fee.

Fees charged for typical single-family projects (approximately 1,300 square feet) that are part of a subdivision, amount to roughly \$13,450.00 plus the school district fee and the County OD Fee. Keep in mind that smaller infill projects are exempt from the OD Fee. For a typical multi-family project (a 4-unit project in this case), the total fees charged amount to approximately \$43,575, plus school district and County OD fees. For all typical examples, the assumption is that no entitlements are required. Cost associated with any required entitlements would be in addition to the amounts cited above. Worksheets for both a typical single-family project and a typical multi-family project are included as Appendices O and P at the end of this document.

2.3.a (4) Processing and Permit Procedures

Overview, Processing Timing

Title 17 of the City's Municipal Code contains administrative provisions governing permitting processes in Callexico. The City Planning Commission and the City Council have review authority over discretionary permits such as, Zoning Amendments, Subdivision Maps, and General Plan Amendments. The Planning Commission acts in an advisory capacity in matters involving the Zoning Ordinance and General Plan, with final decisions made by the City Council; however, for Variances, Use Permits and similar "minor" discretionary permits, the Planning Commission is the final decision-making body.

Entitlement applications for land divisions, and other Zoning Ordinance matters, including Specific Plan applications must be filed with the City on the appropriate City application. Fees are established by City Council resolution, and are applied uniformly to all applicants according to the appropriate fee category. Fees apply regardless of the Zoning district or density of projects. In carrying out the provisions of the Municipal Code, the City strives to deliver high quality development services to the development community, and minimize delays and actions that would unnecessarily increase costs.

Typically, proposed projects are submitted to the City, for an initial administrative review by Planning, Building, and Public Works staff. The project proponent is provided with feedback during this initial evaluation and notified of the general procedures and necessary entitlements, and provided with an estimate of the time it will take to

process. The time required to process a project can vary depending on the project complexity and the level of review required.

In an ideal case scenario, notwithstanding any irregularities, where a project requires Planning Commission and City Council review, such as for Rezoning, Annexation and General Plan Amendments, for both single-family and multi-family projects, a total processing time of approximately 100 days is required, with an outside maximum review time of 150 days. It should be noted that State of California required CEQA environmental review, discussed in more detail below, will add additional processing time. The completion of an EIR may add as much as one year to 18 months to the overall approval time required.

Calexico encourages the joint processing of related applications for a single project in order to streamline the review process. Applications for Rezoning may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. A Tentative subdivision map does not need City Council approval; however, if it is being reviewed as part of a larger application package with other discretionary items, it would go before the Council along with the other items. Other small scale projects that are consistent with General Plan and Zoning Ordinance do not require anything other than staff level review. Ongoing efforts to streamline the process will save time, money, and effort for both the public and private sector and could decrease the costs for the developer by as much as 30 percent.

Tables 2.3-4 and 2.3-5 below outline the development review and approval procedures for residential developments, as well as typical processing times for each type of entitlement. Both single family residential and multiple family residential projects are ministerial projects, when located in the appropriate single family and multiple family districts, and no discretionary permit is required. The permit issuance time in such cases is between 2 weeks and 2 months.

Site Plan (Design) Review

Site plan (design) Review is a staff level review process that typically takes between two (2) weeks and 30 days to complete. Site plan review is applied on projects involving a Use Permit, Variance or Zoning change, excluding infill, stand-alone single-family homes, and minor expansions or additions. The decision of whether Site Plan Review is required is typically made during the initial project screening.

Throughout the process, the City stays actively involved with the project applicant and/or architect to communicate the City's standards and expectations to ensure that all projects conform to setback, parking and

other zoning requirements to ensure a uniform standard is maintained City-wide. The City's intent is not to add cost to a project as an impediment to development, but rather to facilitate and expedite projects. Regardless, the City remains mindful of projects working within tight budgets.

Development and performance standards taken from the Zoning Ordinance and other policy documents are provided to each applicant and clarified prior to the submittal of any development plans. Architectural drawings are also required to be submitted; however, the City has not adopted specific architectural or design standards, and the drawings are only reviewed to assure compatibility with similarly adjoining developments.

Generally, processing requirements and schedules do not present an undue constraint on development. In order to ensure that processing does not become an impediment to the construction of affordable housing, the City will continue to take constructive steps to help facilitate new development and improve the efficiency of the review process. In order to further facilitate and expedite the process, Program 4.0.f(6) is included with this housing element to address site review; any undue pressures on cost of affordable housing construction will be identified and mitigated, up to and including the adoption by the City of a formal Site Review Procedure and codified standards.

**TABLE 2.3-4
TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE**

	Single-Family Unit	Single Family Subdivision	Multiple Family Subdivision
List of Typical Approval Requirements	Initial Administrative Review	Initial Administrative Review	Initial Administrative Review
	Zoning Review	Zoning Review	Zoning Review
	NA	Site Plan Review	Site Plan Review
	Building Permit and Plan Check	Building Permit and Plan Check	Building Permit and Plan Check
Total Estimated Processing Time	2 Weeks to 2 Months	100-150 Days	100-150 Days
	NA	CEQA Env. Review	CEQA Env. Review
Adjusted Est. Processing Time	NA	Up to 23 Months	Up to 23 Months
City of Calexico			

**TABLE 2.3-5
DEVELOPMENT REVIEW AND APPROVAL PROCEDURES**

Action/Request	Processing Time	Comments
Environmental Impact Report (Actual Cost, initial deposit: \$2,500)	Up to 18 Months	Processing and review time limits controlled through CEQA. Certified by legislative body.
Negative Declaration (Actual Cost, initial deposit: \$2,500)	Up to 3 Months	Processing time can take longer if the project has a longer review and approval period. Certified by legislative body.
General Plan Amendment (Deposit: \$5,000)	Up to 6 Months	Gov. Code Section 65358 limits the number of times (3) any element of the General Plan can be amended each calendar year. Requires a public hearing before the City Council upon recommendation by the Planning Commission.
Zone Change (Deposit: \$2,000 to \$5,000)	Up to 6 Months	Certain procedures and time limits established by Gov. Code Sections 65854-65857. Approved by the City Council upon recommendation by the Planning Commission.
Parcel Map (Deposit: \$1,000)	2-3 Months	Approved by the City Council.
Site Plan (Design) Review (Deposit: \$2,500)	1-2 Months	Approved by the Planning Commission.
Tentative Tract Map (Deposit: \$2,500-\$5,000)	3-4 Months	Planning Commission makes recommendation to City Council (public hearing req.).
Variance (Deposit: \$1,000 to \$5,000)	60 Days	Requires public hearing and approval by the Planning Commission.
Conditional Use Permits (Deposit: \$1,000 - \$5,000)	60 Days	Requires a public hearing and approval by Planning Commission.
Source: Callexico City fee sheet.		

Environmental Review Procedures

Compliance with the California Environmental Quality Act (CEQA) may take many forms depending on whether the project is exempt or may have an effect on the environment. Analysis and evaluation is required. CEQA compliance may take the form of an Environmental Impact Report (EIR), a Negative Declaration (ND) or a Mitigated Negative Declaration (MND). For example, the construction of individual single-family dwellings is Categorically Exempt from CEQA requirements (CEQA Guidelines Section 15303), while many multi-family residential projects can be approved with the issuance of a Negative Declaration, if no subdivision of land is required. Conditional Use Permits and Second Dwelling Units may also be exempt from CEQA, depending on whether individual projects are classified as infill development.

The amount of time required to process CEQA environmental review documents in the City of Calexico is prescribed by state law and comparable with other jurisdictions across the state, and is not considered a significant constraint to the development of housing.

2.3.a (5) Building Codes and Enforcement

The City of Calexico utilizes the 2007 California Building Code (CBC). New structures must conform to the standards of the CBC. The intent of the codes is to ensure structural safety, safe, sound and energy efficient buildings, including dwellings. Calexico Building and Safety Department staff is responsible for enforcing state and local regulations. The City has not adopted any amendments to this code. In general, the City maintains a program of inspection and enforcement with its Code Enforcement Officer. Housing Rehabilitation staff works closely with the Building and Safety Department and Code Enforcement Department on a proactive basis to identify substandard and dilapidated housing conditions. When these are reported to Housing Rehabilitation staff, property owners will be contacted and offered financial assistance to correct any code violations. Compliance with Building Code standards often adds to the cost of construction, but is necessary to protect the health, safety and welfare of citizens. Building Permit compliance ensures that buildings maintain their structural integrity and protect life and limb. Such requirements ensure safe, habitable structures.

2.3.a (6) On- and Off-Site Improvements

For residential projects, the City requires both on- and off-site improvements, including curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety, and general welfare of the public.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. Pavement also produces a high-speed circulation system and facilitates relatively safe traffic movement. Roadways are classified by the City according to traffic needs, as follows:

- Arterial: 100-foot right-of-way,
- Residential Collector: 80-foot right-of-way
- Residential Sub-Collector: 60-foot right-of-way
- Residential: 60-foot right-of-way

Arterials, collectors, and residential streets are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with their residential project. Development impact fees, as per Ordinance 1036, are in place to pay development's fair share of costs for infrastructure needs, including traffic, fire, parks and recreation, water, sewer, and other public facilities.

Landscaping is required for development in all zoning districts. Such landscaping would include, but not be limited to, shrubbery, trees, grass, as well as decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the City by providing relief from developed and paved areas. All landscaping is installed by the developer.

Development of, and connection to, municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

Adequate parking must be provided for each new building structure and may not be removed unless a sufficient replacement is provided or the existing structure is removed. Parking is to be located on the same lot as

the main building. For single-family dwellings in the RR and R-1 zones, two covered off-street parking spaces per dwelling unit are required. In the medium density and high density residential zones, the requirement is 1 space for each dwelling unit for one bedroom units, 1.5 spaces for 2 bedroom units, and 2 spaces for 3 bedroom units. In multifamily districts, including both the RC and the RA zones, covered spaces (approximately half of the overall requirement) are additionally required to be garages or carports, as opposed to single-family homes where 100% of the off-street parking (2 spaces per dwelling unit) is required to be covered. The City allows the flexibility on multi-family projects to allow the construction of carports only to satisfy the covered parking requirement.

Covered spaces do not require any more land than open uncovered spaces, but the cost of construction will add an incremental amount to the overall cost of the project. The requirement has no effect on the City's ability to achieve the maximum permitted densities because no additional acreage is required to build the necessary parking. All parking facilities must have adequate lighting and must have landscaping.

2.3.a(7) Persons with Disabilities

The City of Calexico conscientiously and specifically, implements and monitors compliance with SB 520 (Article 10) in the review of its General Plan, zoning ordinances, development codes, construction and reconstruction regulations, and in the development and rehabilitation of multifamily and single-family homes. The City of Calexico conducted an internal review for compliance with "reasonable accommodation" with the following findings:

Zoning and land use:

Supportive multifamily or single-family housing for the disabled is specifically permitted in any residential zone that permits non-designated single or multifamily housing.

All multifamily complexes are required to provide handicapped parking spaces, depending on the size of the development. The City is flexible and works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. The City has no separate restrictions or development standards for group homes or other special needs housing. Special conditions are not required for group homes that also provide services if there will be six persons or less in a residence, or if a larger facility is located in a commercial zone. However, if the larger facility is planned in a residential zone, any service component will become a part of a Use Permit process.

Recognizing that some disabled persons may require the assistance of specially trained persons who live with the disabled persons, the zoning ordinance does not differentiate between related and unrelated persons

occupying the same residential unit. It is incumbent on the City to strive to make sure the health and safety of adjacent residents are not jeopardized by granting reasonable accommodation exceptions.

Permitting Procedures:

All City offices of Calexico are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants, and are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single-family home. As part of this housing element, a program is included (Program 4.0.e-3) to establish a written procedure to accommodate requests for reasonable accommodation.

The City of Calexico continually reviews its ordinances, policies, and practices for compliance with fair housing laws. A recent review resulted in a broadened and revised definition of "family" to include State and federal definitions relating to unrelated adults. The City complies with all Fair Housing Laws.

Calexico has adopted valid and responsible building codes for utilization in the City. The City Building and Safety Department administers building code and enforcement services. The City has adopted, and the department implements, provisions of the 2007 1997 Uniform Building Code. It does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. During the analysis of potential governmental constraints to development, these items were not identified as constraints.

2.3.b. NON-GOVERNMENTAL CONSTRAINTS

The ability to address the underserved needs of the citizens of the City of Calexico must overcome a variety of obstacles, many of which are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the agencies providing services. Funding limitations exist at all levels.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (e.g., land, construction, financing) and value of consumer preference.

2.3.b (1) Availability of Financing

Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries, but appear to be more dramatic in the homebuilding sector because of the susceptibility of the industry to changes in federal fiscal and monetary policies.

One of the significant components to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's saw interest rates drop dramatically, fluctuating between six and eight percent. Through 2005, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. For the first time since the 1960's, some mortgage rates have fallen below six percent. This has good implications for the City of Calexico's First Time Home Buyer program because the permanent second mortgages are typically two to three points below the current market rate.

According to data in Table 2.3-4, the median price for a single family home sold in 2007 in Calexico was \$250,000. Assuming a ten percent down payment, and a 30-year fixed rate mortgage, the Principal-Interest-Taxes-Insurance (PITI) payment can be estimated to be \$1,670 for a six percent interest rate. This monthly payment is only affordable for households with above moderate incomes. In 2007, Anysite estimated that 9.9 percent of the Calexico households have incomes necessary to afford the typical single family home despite fluctuations in the interest rate.

**TABLE 2.3-6
AFFORDABLE HOUSING COST**

Interest Rate	Selling Price	Net Monthly Payment*	Income Required **
6.00%	\$250,000	\$1,670	\$66,800
7.00%	\$250,000	\$1,825	\$73,000
8.00%	\$250,000	\$1,980	\$79,200
* Assumes a 10 percent down payment			
**Assumes 30 percent of income towards net monthly payment.			

2.3.b (2) Cost of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. For this reason, developers sometimes seek to obtain City approval for the largest number of lots allowable on a given parcel of raw, developable land. This allows the developer to distribute the costs for new infrastructure improvements (e.g. streets, sewer lines, water lines, etc.) over the maximum number of lots. Land costs in the Imperial Valley have been high compared with the rest of the nation, as is the case in the balance of California. Recently, given the market conditions over the past two years, land costs have fallen significantly. Specifically, the cost of land in the region of Imperial County that includes the City of Calexico represents a significant portion of the cost of new construction. The cost of residentially zoned and mapped land in the region is estimated to be as high as \$100,000 per acre.

2.3.b (3) Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are a significant component of housing cost. Residential construction costs vary greatly depending upon the quality, size, and the materials. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are influenced primarily by the availability and demand for such materials.

The costs of building materials in Imperial County in general and in Calexico, in particular, are moderate, and, therefore do not constitute a constraint to the development of affordable housing.

Another major cost component of new housing is labor. Inflated labor costs due to high wage rates can significantly increase the overall cost of housing. The cost of labor in Calexico is relatively low for a number of reasons. Overall, the Imperial Region cost of living is relatively low; wage scales in the area, therefore, tend to be somewhat lower than in markets with higher costs. In addition, labor is generally less costly because the area is predominantly non-union. Labor in highly unionized markets is typically more expensive. Recent prevailing wage legislation may alter the Calexico labor market. The City will monitor the impact of recent prevailing wage legislation to determine the impact on affordable housing.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite

different from those produced during the 1960's. Numerous interior and exterior design features (larger master bedroom suites, three-car garages, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive market, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

Specific design features or lack thereof, such as recreational facilities or unit size and design in individual projects that are not suited for children may created a hardship for some families. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities may restrict access to handicapped persons.

2.3.b (4) Condominium Conversions

As the availability of land decreases and the cost of land increases, many developers have actively been pursuing the conversion of rental stock into more affordable homeownership condominium units. Condominium conversions have become one of the few ways within the City of Calexico that have the potential of meeting the demand for first time home buyer housing. However, while it does address the demand for for-sales homes, the conversions are removing necessary rental housing targeting those households with moderate incomes who may not be able to afford the for-sales price of the units.

The City recognizes that some of the housing stock currently being converted may be affordable to tenants with low or moderate income, thus removing viable rental stock from the City's rental market. In order to help preserve potential units with market rate rents that are affordable to this income group, the City has established programs and policies that provide incentives to developers for retaining this stock as well as seeking the assistance of other affordable housing developers in the rehabilitation and preservation of these units while establishing covenants to insure the affordability of the project over time.

2.3.c. CONSTRAINT REMOVAL EFFORTS

Cost implications for developers of low-income housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, fees may be lowered or eliminated by the Department Director on a case-by-case basis. Further cost reductions occur in the form of increased densities and concessions such as flexibility in site development

standards and zoning code requirements, deferment of development fees, and financial aid from the Redevelopment Agency.

Demonstrating the City's efforts to remove constraints to the construction of affordable housing, the City has taken action in the areas in the bulleted list below. Additional discussion is provided in Section 4.0 Programs. All efforts are intended to minimize or remove barriers to the development of affordable housing or otherwise reduce the cost of construction in the City.

- Implement current Density bonus requirements as per State Law
- Adopt a Rezoning program to rezone 30 acres to RA to accommodate the development of approximately 600 units of housing for lower income households.
- Adopt a Zoning Ordinance amendment to implement enhanced City policies to address the possible displacement of residents in at risk properties
- Adopt a Zoning Ordinance Amendment to monitor existing Site Review procedures for possible constraints
- Adopt a Zoning Ordinance Amendment to increase the allowable height limit in residential zones to increase affordable housing opportunities
- Adopt a policy procedure to implement concurrent processing of building permits
- Adopt policy procedures to implement enhanced energy conservation measures through a Green Building Ordinance
- Revise the Zoning Ordinance to include minimum densities in Zoning Districts

2.3.d. OPPORTUNITIES FOR ENERGY CONSERVATION

In conformance with Government Code Section 65583(a)(7), the following discussion provides an assessment of the opportunities available to the City to promote energy conservation with respect to residential development. Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

2.3.d (1) Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design

provisions differ throughout the State depending upon local temperature conditions.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed for incorporation in all building applications processed in the City.

2.3.d (2) Development

Solar energy is a viable alternate energy source for the City of Calexico. There are two basic types of solar systems: active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays to generate electricity and can substantially reduce electric bills. Technology has made the cells increasingly efficient, and has reduced their cost to the level that may make them more popular with the average consumer.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house, plus provide it with hot water and electricity. This may mean lower energy costs for Calexico's residents.

The City's housing stock has nearly doubled in approximately 25 years. These approximately 3,500 households, in addition to the majority of units built during the 1980's, benefit from Title 24 and other energy conservation measures. Some conservation opportunities will come from remodeling existing residences. Remodeling work items with the greatest opportunity for generating residential energy conservation savings will include insulation and weatherproofing, landscaping, and maximizing orientation and lowering appliance consumption.

Additional conservation opportunities are found in new construction. Residential construction techniques for conservation and sustainability have been gaining popularity and acceptance in recent years. The most widely recognized certifying agency with respect to such construction is LEED, the Leadership in Energy and Environmental Design (LEED) Green Building System. The intent of LEED is to encourage widespread implementation of development practices that further the concept of sustainability and environmental friendliness in the built environment. LEED is the nationally recognized benchmark for the design, construction, and long-term maintenance of high performing green buildings. LEED also offers certification of new construction enabling property owners to take advantage of tax credits savings on items such as appliances, insulation, and roof systems. The whole package is evaluated for five key areas of importance:

1. Sustainable site development;
2. Water savings;
3. Energy efficiency;
4. Material selection; and
5. Indoor environmental quality.

Environmental and financial benefits to earning LEED certification are;

- Lower operating costs;
- Energy and water conservation;
- Reduce waste sent to landfills; and
- Qualify for tax rebates and other incentives.

Where practicable, the City will emphasize energy conservation measures approaching the LEED standard (see Program 4.0.d-2). A "green building" ordinance will enable developers to capitalize on opportunities for long-term energy savings. Energy savings have the capability to pay off the expected increase of approximately three percent in construction costs to meet or approach the LEED certification standard. Energy savings will lead to lower long term operational costs for home owners and renters.

SECTION 3.0 STATE ISSUES AND POLICIES

3.1 STATE LAW

On January 1, 2007, the State Legislature amended Article 10.6, reauthorizing the Government Code regarding Housing Elements, first enacted in 1980. By reauthorizing this statute, the legislature continues to find that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

A May 22, 2000 update to the Statewide (1996-2000) Housing Plan indicates that California may have to accommodate 45 million people by 2020. To meet the enormous needs for housing and other services, the State will have to use all the resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- ❑ Meeting low-income renters' needs
- ❑ Meeting low-income homeowners' needs
- ❑ Meeting the needs of homeless persons and households requiring supportive services

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- ❑ Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources, and fostering partnerships between housing providers).
- ❑ Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects, and mobile home ownership).
- ❑ Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and modular homes, eliminating duplicative environmental review procedures, and revising regulations that add to the cost of housing development).

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- ❑ Much higher levels of housing construction are needed to adequately house the State's population.
 - ❑ High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
 - ❑ In some portions of the State, the level of overcrowding has dramatically increased.
 - ❑ A substantial portion of affordable rental housing developments statewide is at risk of conversion to market rate use.
 - ❑ Significant numbers of temporary agricultural workers migrate throughout the State, facing housing challenges that influence their welfare.
 - ❑ Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

3.2. TRENDS

The following is a summary of housing trends in Calexico.

- ❑ During the previous period for which a Housing Element was adopted (1998-2003), as well as during the four-year period 2004-2007, the Calexico Housing Program was effective in establishing a dialogue and setting goals toward meeting the Regional Housing Needs Assessment (RHNA) goals for new construction. Affordable housing types and economic segments have been accommodated through the Housing Programs serving lower income and homeless segments of the population. Market constraint and significant increases in land and labor costs have limited the development communities' ability to develop housing affordable to very low and low-income groups. However, since 1999, 210 very low and low-income restricted housing units have been constructed in the City.
 - ❑ Six key household trends impacting Calexico's housing stock and the development of new housing are:
 1. Continual increases (long-term) in the cost of housing in the region [Over the past six to eight years, Calexico, as elsewhere in the State, has experienced decreasing housing and land values];
 2. A continuing demand for subsidized rental units;
 3. A continued demand for housing for homeless persons and those threatened with homelessness;
 4. A demand for large family multifamily units;
 5. A tight supply of appropriately zoned vacant land;
 6. Increased difficulties realizing the potential for redevelopment
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opportunities.

- ❑ According to the 2007 housing conditions survey performed on behalf of the City, 30.1 percent of Calexico's housing stock is deemed to be in need of rehabilitation.
- ❑ According to data compiled by the California Housing Partnership Corporation, 385 affordable units are at-risk of converting to market rate over the next ten years. The City will continue to monitor at-risk units on an annual basis.

3.3. POLICY GOALS

The goals, objectives, and programs of the 1998-2003 City of Calexico Housing Element focused on maintaining housing affordability, increasing the supply of housing for moderate and above moderate income groups, and meeting the needs of the special needs population. The current update continues to address these issues.

The objectives in this update will be quantified to meet the RHNA for the City, as prescribed by the Southern California Association of Governments (SCAG).

The eight housing goals identified in Section 1.0 of this document were adopted in 1993 as part of the Housing Element update at that time. The same eight goals were adopted again by the City Council as part of the 1998-2003 Housing Element Update. For the current 2008-2014 period, the City is identifying the following housing goals embodying the previous goals, while endorsing additional policy and program direction for the City. The City of Calexico housing goals are as follows:

1. To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.
2. To provide for a choice of housing locations and types for all residents, including promoting up-scale housing for middle-income residents.
3. To provide special needs housing, including but not limited to, domestic violence issues, senior housing, disabled housing, migrant housing and homeless shelters.
4. To promote the development of hotel and motel establishments in the City.
5. To promote access to safe and decent housing for all economic groups.
6. To increase the availability of affordable housing for all households in Calexico through public and private channels.
7. To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

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8. To promote energy and water conservation activities in all residential neighborhoods.

3.4. QUANTIFIED OBJECTIVES

According to Table 3.0-1 below, the City anticipates that the construction of 1,857 new dwelling units in Calexico during the current (2008-2014) planning period is possible, dependent of course, primarily on market conditions. The City further anticipates that 317 units will be rehabilitated through 2014, while 150 lower income housing units will be preserved.

**TABLE 3.0-1
QUANTIFIED OBJECTIVES**

Income Category	New Construction	Rehabilitation	Conservation
Extremely-low	221	39	
Very Low	221	39	150
Low	295	79	
Moderate	366	160	
Above Moderate	754		
TOTAL	1,857	317	150

4.0 HOUSING PROGRAM

This section of the element sets forth the City's goals and policies relative to its identified housing needs. Goals are general statements of the desires and aspirations of the community with regard to the future supply of housing within the City and represent the ends to which housing efforts and resources are directed. Policy statements are more specific and provide well-defined guidelines for decision-making. The proper basis for any plan of action is a well-integrated set of goals. The Calexico City Council adopted a series of formal housing goals in 1993, and again as part of the latest Housing Element Update for the 1998-2003 period. These goals have been retained and expanded in preparing this updated element, while the supporting policies have been revised and augmented as necessary, in accordance with current State of California legislation and General Plan policy. In furtherance of the goals, policies, and programs, the City has dedicated General Fund expenditures for a Zoning Ordinance update incorporating language addressing many identified programs in this element. The City anticipates all Zoning Ordinance amendments to occur simultaneously by December of 2009.

4.0.a. HOUSING GOALS, OBJECTIVES, POLICIES AND PROGRAMS

4.0.a.(1) Goals

The Housing Goals for the 2008-2014 Housing Element are as follows:

1. Provide adequate housing in the City by location, price, type, and tenure, especially for those of low and moderate income and households identified as having the greatest unmet needs, , including persons with disabilities, farmworkers and their families, and lower income large families
 2. Achieve balanced growth in the City by designating suitable sites for residential development.
 3. Conserve and improve the condition of the existing affordable housing stock within the City.
 4. Reduce residential energy usage within the City and thereby reduce overall housing costs.
 5. Promote and support equal housing opportunity for all residents of the City regardless of race, religion, marital status, age, sex, nationality, physical disabilities, family size, source of income, or other arbitrary factor.
 6. Facilitate the maintenance, improvement, and development of housing commensurate with local needs.
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7. Support the provision of adequate housing to meet the needs of all economic segments of the community.
 8. Preserve existing affordable housing opportunities for lower income residents of the City.

4.0.a.(2) Objectives and Policies

Objective 1: Housing Availability and Production

Policies

- (a) Use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types.
- (b) Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.
- (c) Maximize use of vacant land within the City and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact City form.
- (d) Ensure the compatibility of residential areas with surrounding uses through the separation of potentially hazardous or damaging uses, construction of adequate buffers, and other planning and land use techniques..
- (e) Promote and encourage more intensive use of under-utilized land for residential construction, particularly within walking distance of downtown Calexico.
- (f) Encourage mixed-use housing and commercial development in downtown Calexico.
- (g) Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
- (h) Investigate adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed-use fashion.
- (i) Promote and encourage the use of innovative construction techniques.

Objective 2: Housing Conservation and Improvement

Policies

- (a) Continue to use available state and federal funds for housing rehabilitation, in a manner that will benefit the largest number of lower income households, including extremely low income
- (b) Promote the rehabilitation of deteriorated dwellings on an average annual rate of 20 units per year over the next 5 years.
- (c) Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.
- (d) Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.
- (e) Utilize the code enforcement capabilities of the City to ensure that proprietors renting unsanitary and unsafe housing units correct identified code violations.
- (f) Encourage continued maintenance of currently sound housing through a local information and assistance program.
- (g) Ensure that all new housing units constructed in the City are safe and livable through vigorous enforcement of the Uniform Building Code.
- (h) Pursue the removal and replacement of substandard units, which cannot be rehabilitated.
- (i) Minimize and prevent where possible the displacement of residents due to City assisted rehabilitation activities.
- (j) Prevent the encroachment of incompatible uses into established residential neighborhoods.
- (k) Preserve the physical character of existing neighborhoods.

Objective 3: Opportunities for Energy Conservation

Policies

- (a) Encourage the use of energy conserving techniques in the siting and design of new housing.
- (b) Actively enforce all state energy conservation requirements for new residential construction.
- (c) Allow use of rehabilitation assistance funds to make residences more energy efficient.
- (d) Make local residents aware of the free home energy surveys performed by the Imperial Irrigation District as a means to reduce energy consumption and, in turn, overall long-term housing costs.
- (e) Encourage and promote the maximum use of solar energy systems and other more aggressive energy conservation techniques, including construction techniques similar to and including LEED certification in housing units throughout the City thereby

increasing opportunities for energy conservation and reducing overall long term housing costs.

Objective 4: Equal Housing Opportunity

Policies

- (a) Advocate equal housing opportunity for all residents.
- (b) Utilize local fair housing agencies to promptly and aggressively investigate any complaints involving housing discrimination.
- (c) Promote greater awareness of tenant and proprietor rights.
- (d) Allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by handicapped persons.
- (e) Promote handicapped access in new housing developments and in existing housing.
- (f) Assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.
- (g) Encourage the development of housing to meet the needs of elderly, large family, and female-headed households.
- (h) Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

Objective 5: Removing Constraints

Policies

- (a) Periodically reexamine local building and zoning codes, in light of technological advances and changing public attitudes, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
- (b) Ensure that local lending institutions continue to meet the credit needs of all economic segments of the community.
- (c) Charge development fees that do not unreasonably contribute to the cost of housing.
- (d) Continue to financially assist with land and/or off-site improvements costs for lower income housing projects, as funds become available.
- (e) Continue practice of expeditious processing of residential development proposals and permits.
- (f) Consider preparation of a fee study to determine if fees for discretionary entitlement applications (e.g. variances, zone changes, subdivision maps, etc.) can be reduced.

Objective 6: Housing Affordability

Policies

- (a) Consider the use of innovative land use techniques and construction methods to minimize housing construction costs without compromising basic health, safety, and aesthetic considerations.
- (b) Utilize the financial resources of the Calexico Community Redevelopment Agency to assist developers who desire to construct new lower income, including extremely low-income housing units in the City.
- (c) Investigate and pursue state and federal programs and funding sources designed to expand housing opportunities for lower income, including extremely low, and moderate income households, including first-time homebuyers, farm workers, the elderly, and the handicapped.
- (d) Apply for CDBG and other HUD funds to provide affordable housing opportunities for lower income, including extremely low, and moderate-income households.
- (e) Assist private developers, non-profit organizations, and public agencies involved in the provision of affordable housing in identifying and assembling sites suitable for the development of lower income households, including extremely low income, and moderate-income housing.
- (f) Encourage the inclusion of lower income, including extremely low income and moderate-income units in privately sponsored multi-family housing developments.
- (g) Work with local lending institutions to maximize private financing for the construction of new lower income including extremely low income, and moderate-income housing.
- (h) Work with individuals who want to build attached second dwelling units on existing residential lots in order to increase the supply of housing for elderly households.
- (i) Actively market the City to housing developers through appropriate advertisements in development publications and in metropolitan area newspapers.
- (j) Promote the construction of new assisted housing units in the City for lower income households, including extremely low income.
- (k) Actively support the Calexico Housing Authority's attempts to secure additional Section 8 rental assistance for Calexico residents.
- (l) Utilize local land use and development controls to encourage non-market rate housing development in accordance with Sections 65915-65918 of the California Government Code.
- (m) Utilize public tools such as SB99 and AB 1355 to provide below market rate mortgage financing for both sales and rental units,

when existing financial markets fail to provide affordable home financing.

- (n) Continue to promote the affordability of existing housing units for lower income including extremely low income, and moderate-income households by maintaining at least 250 Section 8 certificates/vouchers for eligible City residents.

Objective 7: Preserving Affordable Housing

Policies

- (a) Utilize federal, state, and local funding to preserve lower income rental housing to the extent possible.
- (b) Work closely with non-profit organizations and public agencies involved in the provision of affordable housing to preserve existing lower income rental units within the City.
- (c) Investigate the establishment of procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.

4.0.a.(3) Programs

4.0.b. PROGRAMS IN SUPPORT OF OBJECTIVE 1; HOUSING AVAILABILITY AND PRODUCTION

- 1. **Program:** Utilize the City's General Plan and Zoning ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will make the land inventory available to the public at City Hall and will post the inventory on the City's website. The City will publish the availability of the updated inventory at least annually.

Anticipated Impact: Zoned residential property, including property where subdivisions have been approved but not yet constructed, is available to accommodate projected affordable housing needs.

Responsible Agency: Calexico Planning Department.

Financing: Department budget.

Schedule: Inventory to be available by December 2009, ongoing, 2008-2014.

- 2. **Program:** Zoning Ordinance revision to revise Second Dwelling Unit provisions that will eliminate the need for Conditional Use Permit or other discretionary approvals in all residential zones, in accordance with State law.

Responsible Agency: Calexico Planning Department

Financing: Department budget.

Schedule: To be completed by December 2010

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3. **Program:** Zoning Ordinance revision to appropriately define a "boarding room" and "family" to ensure compliance with California Health and Safety Code Section 1502(a)(1).
Responsible Agency: Calexico Planning Department
Financing: Department budget.
Schedule: To be completed by December 2010.
 4. **Program:** Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses.
Anticipated Impact: Creation and maintenance of desirable living areas physically separated or otherwise protected from incompatible uses.
Responsible Agency: Calexico Planning Department.
Financing: Department budget.
Schedule: Continuous and ongoing, 2008-2014.
 5. **Program:** Revise the Zoning Ordinance to adopt a Density Bonus ordinance according to current State Law.
Responsible Agency: Calexico Planning Department.
Financing: Department budget.
Schedule: To be completed by December 2010.
 6. **Program:** To accommodate the remaining RHNA need of 600 housing units for lower income households, the City shall rezone a total of approximately 30 acres to RA, at a minimum density of 20 units per acre, and to allow a minimum of 16 units per site. The City shall ensure that at least 50 percent of the low and very low income regional housing need be accommodated on sites designated for exclusively residential uses, at appropriate densities. Pursuant to subdivision (h) of Section 65583.2 of the Government Code, the City shall ensure that owner-occupied and multifamily residential housing development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 of the Public Resources Code. Furthermore, in order to promote opportunities for multifamily development affordable to lower-income households on sites larger than 10 acres, the City will encourage and assist in the subdivision of or specific plan development for sites identified for rezoning to RA, to accommodate its identified shortfall to accommodate the City's regional need for lower-income households.

Anticipated Impact: Creation of additional opportunities for the development of approximately 600 units of affordable high density housing for lower income households.
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Responsible Agency: Calexico Planning Department, Planning Commission, City Council.

Financing: General Fund Budget

Schedule: Rezoning to occur by December 2010

7. **Program:** The City will apply for grant programs, such as the HOME and CDBG Programs for the reconstruction and/or rehabilitation of lower income, including extremely low-income owner/renter occupied housing units in Calexico. The City will take all action necessary to expedite processing and approvals for such programs. Additionally, the City will partner with non-profit and for-profit affordable housing developers, to support their financing applications for MHP, Joe Serna Farmworker Housing Program, tax-exempt bond, and other programs to become available.

Anticipated Impact: More efficient and productive use of land zoned for residential purposes and to expand opportunities for the development of farmworker housing.

Responsible Agency: Calexico Community Redevelopment agency (CCRA).

Financing: California State Department of Housing and Community Development (HCD).

Schedule: City will apply for funds annually or upon first Notice of Funding Availability, ongoing thereafter, 2008-2014.

8. **Program:** The Calexico Zoning Map and General Plan have recently been amended to include approximately 660 acres of vacant land (Estrella and Los Lagos Projects) previously in the County into the corporate boundaries of the City of Calexico. Action has been taken through the approval of two separate Annexations, which included a General Plan Amendment, Pre-Zone, Environmental Clearance and corresponding tentative subdivision maps respectively. Consequently, with the approval of Annexation Resolutions No. 2007-36 (Los Lagos) and 2007-80 (Estrella) and other land use resolutions, the City Council has cleared all local regulatory procedures to allow the annexation of the above 660 acres. Although none of this land is within the currently (2008) City limits, the annexations are anticipated to be complete within a 6-9 month period. Historically, Imperial County LAFCO has expeditiously approved annexation of prezoned land within the City's SOI for member jurisdictions when cities have completed all land use and regulatory processes, as has been done by the City with these two projects. By virtue of the approval of Annexation Resolutions No. 2007-36 (Los Lagos) and 2007-80 (Estrella) and other land use resolutions, the City Council has consented to the commencement of the Final LAFCO proceeding. Currently, the City of Calexico is in the process of entertaining other annexation applications however, these are not included for

the purposes of this Housing cycle.

The City will work with LAFCO to expand its city limits to include acreage rezoned in accordance with the needs for Low Density, Medium Density, and High Density as needed to satisfy the RHNA, as development proposals are received. To reach this goal, the City will require development proposals incorporating Medium and High Density to be processed in alternating order with Low Density annexations. The proposed developments must incorporate home-ownership opportunities for lower and moderate-income households as indicated in the project applications and shall be developed as such. The City will advertise on its website the availability of rezoned land for residential development. The City will create a timeline and action plan for requesting annexation approval from LAFCO, which will attract developers and encourage new construction. The City will cooperate with the project proponent by granting consultation meetings and by working with the proponent in providing City services to the site.

Responsible Agencies: City Manager, Planning Department, Planning Commission, City Council.

Timing: Timeline and action plan by June, 2009.

Financing: Staff time (General Fund).

9. **Program:** Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval.

Anticipated Impact: Assurance that all new residential developments are provided with adequate public and private facilities and services.

Responsible Agencies: Calexico Planning and Public Works Departments.

Financing: Department budgets.

Schedule: Review procedures to be utilized by December, 2009, ongoing thereafter, 2008-2014.

10. **Program:** Regularly update and make available to housing developers the inventory of vacant land suitable for residential development compiled during this Housing Element Update. The data will be continuously posted on the City's web site and available in hard copy on request.

Anticipated Impact: Dissemination of information to private developers and non-profit corporations to facilitate housing production.

Responsible Agency: Calexico Planning Department.

Financing: Department budget.

Schedule: Inventory to be available by July, 2010, at least every 6 months thereafter.

11. **Program:** Continue to update elements of the General Plan, as needed. Calexico updated its Land Use Element of the General Plan in 2005.

Anticipated Impact: Assurance that land is designated for residential development needs through 2014.

Responsible Agency: Calexico Planning Department.

Financing: CDBG Planning/Technical Assistance Grant and General Fund.

Schedule: As per State law thereafter throughout 2008-2014 Housing Element period.

12. **Program:** The Calexico General Plan Update in 2005 updated its identified infrastructure and service limitations, which inhibit housing development and shall identify programs and sources to address short-term and long-term needs.

Anticipated Impact: Ensure that new development coincides with the current water/sewer capacity and identify when sewer/water capacity needs to be expanded.

Responsible Agencies: Calexico Planning and Public Works Departments.

Financing: Developer fees and General Fund.

Schedule: As per State law thereafter throughout 2008-2014 Housing Element period.

13. **Program:** The City shall process a Zoning Ordinance revision to increase the height limitation in the RA High Density zoning district to allow for a 3-story height, not to exceed 45-feet. The allowable height in the RC districts for projects 15 to 20 UPA shall also be 3-story, not to exceed 45 feet.

Anticipated Impact: Ensure that the site development standards in the RA district and RC district permit the development of multi-family structures up to the stated maximum density.

Responsible Agencies: Calexico Planning and Planning Commission

Financing: General Fund.

Schedule: To be completed by December 2010.

4.0.c. PROGRAMS IN SUPPORT OF OBJECTIVE 2; HOUSING CONSERVATION AND IMPROVEMENT

1. **Program:** Continue to publicize and provide financial assistance in the form of low interest and deferred payment loans for the rehabilitation of residences owned and/or occupied by lower

income households.

Anticipated Impact: Rehabilitation of deteriorated housing in the City, thereby preserving affordable housing opportunities for lower income homeowners and renters. The program objective is the rehabilitation of 20 units per year, or 100 units over the current 5-year planning period.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: CDBG, HOME, Cal HOME, and CRA funds.

Schedule: Publish first notice by July, 2010, annually thereafter throughout 2008-2014 Housing Element period.

2. **Program:** To encourage additional participation in the rehabilitation program, the City will design and staff an informational kiosk within City Hall to coincide with City bill payment due dates to take advantage of the large percentage of people paying bills in person at the City Hall location.

Anticipated Impact: The City anticipates increased participation in the rehabilitation of deteriorated housing in the City, thereby preserving affordable housing opportunities for lower income homeowners and renters. The program objective is the rehabilitation of 20 units per year, or 100 units over the current 5-year planning period.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: CDBG, HOME, Cal HOME, and CRA funds.

Schedule: Kiosk to be functional by December 2009, to coincide with bill payment schedule thereafter through 2008-2014 Housing Element period.

3. **Program:** Continue to allow for the construction of bedroom additions with financial assistance from the City's residential rehabilitation program, when needed to eliminate overcrowding. The City's noticing campaign will consist of publishing at least annually the availability of funds for bedroom additions as well as for other eligible activities. The campaign will also involve the provision of ongoing program progress (and remaining funds availability), to be posted in City Hall and be kept up to date.

Anticipated Impact: Reduction in the number of overcrowded residences owned and/or occupied by lower income households.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: CDBG, HOME, and CRA funds.

Schedule: First publication by December, 2009, ongoing, 2008-2014.

4. **Program:** Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal
-

housing condition surveys.

Anticipated Impact: Prevention of housing deterioration in well-maintained neighborhoods and identification of areas to be targeted for rehabilitation assistance. City will respond to changing housing conditions, as necessary, with appropriate housing assistance/neighborhood improvement programs.

Responsible Agencies: Calexico Community Redevelopment Agency (CCRA) and Building and Safety Department.

Financing: Department budgets and (for housing condition surveys) CDBG Planning/Technical Assistance Grants.

Schedule: First monitoring by July, 2009, ongoing, 2008-2014, first housing condition survey to be done by December, 2010, annually thereafter through 2008-2014.

5. **Program:** As necessary, cause the removal of dilapidated units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes.

Anticipated Impact: Elimination of 2 dilapidated units per year or 11 units over the new 5-year planning period. Evaluate an additional 22 substantially deteriorated units for possible replacement.

Responsible Agencies: Calexico Planning Department and Building and Safety Department.

Financing: Property Owners.

Schedule Ongoing 2008-2014.

6. **Program:** As funding permits, evaluate future opportunities to expand code enforcement efforts utilizing new methods of eliminating unsightly property conditions in residential areas.

Anticipated Impact: Elimination and prevention of unsightly or hazardous conditions in residential areas.

Responsible Agencies: Calexico Planning Department and Building and Safety Department.

Financing: Department budgets.

Schedule: ..The City will perform an evaluation of possible new code enforcement techniques/methods by December, 2010.

7. **Program:** Continue to provide information and technical assistance to local property owners regarding housing maintenance.

Anticipated Impact: Proper, continued maintenance of currently sound housing, thereby preventing deterioration and avoiding the need for rehabilitation assistance.

Responsible Agencies: Calexico Planning Department, Building and Safety Department, and Housing Rehabilitation Office.

Financing: Department budgets.

Schedule: Technical assistance will be made available on an ongoing basis throughout 2008-2014.

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8. **Program:** Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.
Anticipated Impact: Prevention of lower income households being displaced by housing rehabilitation or other CDBG funded activities.
Responsible Agency: Calexico Community Redevelopment Agency (CCRA).
Financing: CDGB funds.
Schedule: Relocation assistance provided as needed through 2008-2014 Housing Element period.
 9. **Program:** Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.
Anticipated Impact: Protection of established residential neighborhoods from incompatible land uses.
Responsible Agency: Planning Department.
Financing: Department budget.
Schedule: Continue to utilize on ongoing basis through 2008-2014 housing element period.

4.0.d. PROGRAMS IN SUPPORT OF OBJECTIVE 3; ENERGY CONSERVATION

1. **Program:** Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.
Anticipated Impact: Minimization of energy consumption in new housing.
Responsible Agencies: Calexico Planning Department and Building and Safety Department.
Financing: Department budgets.
Schedule: Current and ongoing, 2008-2014.
2. **Program:** During this cycle, the City will adopt a green building ordinance to encourage the incorporation of more stringent energy conservation techniques in building and development projects in the City. Measures could include, but would not be limited to, a minimum SEER 13 air conditioning efficiency, the use of R-10 insulation, incorporation of dual glazed windows, and the use of R-38 insulation for ceilings. Such ordinance may also include incentives for developers to go beyond the minimum conservation requirements, so that green building techniques will be more attractive to potential builders.

Anticipated Impact: Minimization of energy consumption in new housing.

Responsible Agency: Calexico Planning and Building and Departments.

Financing: Department budget.

Schedule: Green building ordinance to be adopted by June, 2010.

3. **Program:** In the short term, the City shall continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.

Anticipated Impact: Minimization of energy consumption in new housing.

Responsible Agency: Calexico Planning Department.

Financing: Department budget.

Schedule: Current and ongoing, 2008-2014.

4. **Program:** Continue to allow energy conservation measures, as improvements eligible for assistance under the City's residential rehabilitation program, including repairs to faulty plumbing, hazardous structural and safety improvements, roofing, and windows

Anticipated Impact: Reduction in energy consumption in existing residences.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: CDBG, HOME, and CRA funds.

Schedule: Current and ongoing, 2008-2014.

5. **Program:** Assist in distributing information to the public regarding free home energy audits and other programs of the Imperial Irrigation District (IID).

Anticipated Impact: Reduction in energy consumption in existing residences.

Responsible Agency: IID and Calexico Planning Departments.

Financing: N/A, materials provided by IID.

Schedule: In cooperation with IID, Initial distribution of energy information to occur by December, 2009, ongoing, 2008-2014 thereafter.

4.0.e. PROGRAMS IN SUPPORT OF OBJECTIVE 4; EQUAL HOUSING OPPORTUNITY

1. **Program:** Provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e. State Department of Fair Employment and Housing and Imperial County Department of Weights, Measures, and Consumer Protection Affairs).
-

Anticipated Impact: Assurance that all Calexico residents are afforded equal opportunity when attempting to procure housing.
Responsible Agency: City Manager's Office, Calexico Planning Dept.
Financing: Department budget.
Schedule: Initial mailing to occur by June, 2010 ongoing basis 2008-2014 thereafter, available at City Hall.

2. **Program:** Continue to allow the removal of architectural barriers with funding from the City's Residential Rehabilitation Program in order to provide barrier-free housing for handicapped or disabled persons.
Anticipated Impact: Continued removal of architectural barriers in residences occupied by handicapped or disabled persons.
Responsible Agency: Calexico Community Redevelopment Agency (CCRA).
Financing: CDBG, HOME, and CRA funds.
Schedule: Current and ongoing, 2008-2014.
3. **Program:** Adopt by Resolution a Reasonable Accommodation Policy for persons with disabilities that allows for administrative approval of handicapped accessible needs. Such policy will provide simple forms for applicants to fill out and for staff to process. The policy shall also outline procedures for processing requested exceptions in zoning and land use regulations for housing for persons with disabilities. Staff will provide assistance to applicants with the forms.
Anticipated Impact: By having simple and readily accessible procedures for staff level approval of reasonable accommodation for persons with disabilities, this will result in reduced barriers to housing and housing related needs for lower income households.
Responsible Agency: Planning and Building and Safety Departments.
Financing: City General Fund.
Schedule: Adopt Reasonable Accommodation procedures by July of 2009.
4. **Program:** Continue to enforce the handicapped accessibility of Federal fair housing laws that apply to all new multifamily residential projects containing four (4) or more units.
Anticipated Impact: Provision of new barrier-free housing for handicapped or disabled persons.
Responsible Agency: Building and Safety Department.
Financing: Department budget.
Schedule: Current and ongoing, 2008-2014.
5. **Program:** Zoning Ordinance revision shall establish regulations to consider transitional and supportive housing as a residential use

and only subject to like restrictions on other similar residential uses in the same zone.

Anticipated Impact: Provision of additional opportunities for transitional and supportive housing for additional extremely and very low-income persons.

The allowance for Single Room Occupancy (SRO's) shall be encouraged and facilitated through identification of potential locations and through City assistance with grant writing for the development of SRO projects.

Responsible Agency: Calexico Planning Department.

Financing: Department budget.

Schedule: Amendment by December, 2010.

6. **Program:** In accordance with SB2, adopt a Zoning Ordinance amendment to define emergency shelters, to specify development and management standards and to permit emergency shelters by right in the RA, High Density residential district. The proposed ordinance amendment will demonstrate that proposed permit processing, development, and management standards encourage and facilitate the development of, or conversion to, emergency shelters.

Anticipated Impact: Enhanced opportunities for the development of emergency shelters in the City.

Responsible Agency: Planning and Building and Safety Departments

Financing: City General Fund.

Schedule: Process Zoning Ordinance amendment by December, 2010.

7. **Program:** The City shall amend the Zoning Code to revise the definition of "Family" to include employee housing for six or fewer persons in accordance with Health and Safety Code Section 17021.5; such housing shall be treated as a residential use of property, subject to the same requirements.

Anticipated Impact: To ease undue restrictions on farmworker housing.

Responsible Agency: Calexico Planning Department.

Financing: Department budget.

Schedule: Zoning Ordinance amendment by December, 2010.

4.0.f. PROGRAMS IN SUPPORT OF OBJECTIVE 5; REMOVING CONSTRAINTS

1. **Program:** Periodically reexamine the Zoning Ordinance (i.e., every 5 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.

Anticipated Impact: Utilization of codes that do not

unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.

Responsible Agency: Calexico Planning Department.

Financing: Department budget.

Schedule: Every five (5) years.

2. **Program:** Periodically review (i.e., every 2 years) the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).

Anticipated Impact: Assurance that conventional financing is available to all economic segments of the community.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: Department budget.

Schedule: Biennial review of HMDA/CRA statements.

3. **Program:** Periodically survey (i.e., every 5 years) other cities in the Imperial County area to ensure that Calexico development fees are set to an appropriate level.

Anticipated Impact: Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.

Responsible Agency: Calexico Planning Department.

Financing: Department budget; possible CDBG Planning/Technical Assistance Grant.

Schedule: Every five (5) years.

4. **Program:** Continue the CRA funded program to allocate funds to defray the cost of land and/or required off-site improvements for lower income, extremely low-income housing projects.

Anticipated Impact: Reduction in overall development cost, thereby facilitating construction of lower income housing.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: CDBG, HOME, and CRA funds.

Schedule: Current and ongoing, 2008-2014.

5. **Program:** The City shall encourage concurrent processing of entitlements to foster an environment conducive to business, allowing various analyses and staff reports to be done at the same time, rather than requiring one process to be completed before beginning the next process, will facilitate faster overall processing times. Department staff will notify applicants early in the development process of this policy and place public notice of the City's policy on the web site.

Anticipated Impact: Reduction in overall development processing time, resulting in greater time and cost savings.

Responsible Agency: Calexico Planning Department, Calexico Community Redevelopment Agency (CCRA).

Financing: Department Budget.

Schedule: Throughout 2008-2014 housing element period.

6. **Program:** Monitor the Site Plan review process to ensure it does not constrain residential development including multifamily and housing affordable to low and moderate-income households. The planning department will complete an annual review to evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the Design Review process acts as a significant constraint on residential development. The review will be formalized in an annual staff report to the Planning Commission and made publicly available. If Design Review is found to adversely constrain development, the City will take action to amend the Design Review process or establish guidelines and other mechanisms to promote application certainty and reduce processing time to the extent feasible by State law. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state

Anticipated Impact: Annual monitoring will help the City to ensure Design Review does not constraint residential development including multifamily and affordable housing.

Responsible Agency: Calexico Planning Department and Building Official

Financing: Department Budget

Schedule: Annual, to be included as part of the Housing Element Annual Report submitted to the state 2008-2014.

7. **Program:** The City shall adopt a Zoning Ordinance amendment to modify the permitted density range in the RC (Medium Density) district to establish a floor density of 6.1 UPA, the new density range will be 6.1 to 20 UPA

Anticipated Impact: Increased opportunities for the development of affordable housing.

Responsible Agency: Calexico Planning Department.

Financing: Department Budget.

Schedule: Zoning Amendment completed by December, 2010.

8. **Program:** The City shall adopt a Zoning Ordinance amendment to eliminate discretionary approvals, including Planning Commission and City Council approvals for projects up to the maximum permitted density of 20 UPA in the R-C zoning district and 30 UPA in the R-A zoning district, other than the regular Site Review procedure.

Anticipated Impact: Lower cost and added certainty for the construction of high-density affordable units.

Responsible Agency: Calexico Planning Department.

Financing: Department Budget.

Schedule: Zoning Amendment completed by December, 2010.

4.0.g. PROGRAMS IN SUPPORT OF OBJECTIVE 6; HOUSING AFFORDABILITY

- 1. Program:** Explore, with local lending institutions, their possible participation in the creation of a loan pool for the construction, rehabilitation and/or purchase of housing affordable to low and moderate-income households, as a means for them to fulfill their obligations under the Federal Community Reinvestment Act.
Anticipated Impact: Anticipated creation of an additional source of funding for the construction, rehabilitation and/or purchase of low and moderate-income housing.
Responsible Agency: Calexico Community Redevelopment Agency (CCRA).
Financing: Department budgets.
Schedule: Current and ongoing, 2008-2014, (in conjunction with preparation of CDBG HOME funding applications). Initial meeting with local lenders to be held by June 2010, at least annually thereafter to evaluate progress and encourage ongoing participation.
- 2. Program:** Continue to defer development fees for all proposed housing units affordable to lower income households.
Anticipated Impact: Reduction in overall development cost as a means to facilitate the construction of lower income housing.
Responsible Agencies: Calexico Planning Department, Building and Safety, and Public Works Department.
Financing: Department budgets.
Schedule: Current and ongoing, 2008-2014.
- 3. Program:** As part of the Zoning Ordinance revision, the City will evaluate for implementation the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc. to minimize housing development costs and to maximize development opportunities.
Anticipated Impacts: Reduction in housing development costs without compromising basic health, safety and aesthetic considerations.
Responsible Agency: Calexico Planning Department.
Financing: Department budget.
Schedule: By December, 2010.
- 4. Program:** Evaluate a Zoning Ordinance amendment for a reduced parking requirement for residential projects serving seniors, special needs groups or located close to public transportation or commercial services.

Anticipated Impacts: Provide relief from parking requirements that may prevent or overly increase costs for certain types of specialized affordable housing.

Responsible Agency: Calexico Planning Department and Building and Safety Departments.

Financing: Department budget.

Schedule: 2009-2010 Fiscal Year.

5. **Program:** Inform private developers of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CalHFA) and direct interested developers to CalHFA, as a means to facilitate the construction of new, affordable housing for moderate income households. During each funding cycle, the Agency will execute a direct mailing to all interested developers, not limited to those currently doing business in the City, advertising the City's programs.

Anticipated Impact: Production of new, affordable housing for purchase by moderate income, first-time homebuyers.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: CHFA Home Mortgage Purchase Program.

Schedule: Direct mailing to occur annually, 2008-2014.

6. **Program:** Support the efforts of non-profit organizations, private developers, and the Imperial Valley Housing Authority to obtain State and/or Federal funds for the construction of affordable housing for lower income households. The City will be open to providing letters of support for funding applications; the City will also consider partnerships with non-profits for utilization of Code Enforcement staff and Calexico Redevelopment staff to help write and to review project applications.

Anticipated Impact: Procurement of funding for the development of lower income housing.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: CHFA Self-Help Housing Program, HUD Section 202 Program,

FmHA Section 515 and 502 Programs.

Schedule: Current and ongoing, 2008-2014.

4.0.h. PROGRAMS IN SUPPORT OF OBJECTIVE 7; PRESERVING AFFORDABLE HOUSING

1. **Program:** Actively support the Calexico and Imperial Valley Housing Authorities attempts to secure additional Section 8 rental assistance to lower income households.

Anticipated Impact: Extended rental assistance to lower income households in the form of Section 8 Certificates and Housing

Vouchers.

Responsible Agency: Calexico Community Redevelopment Agency (CCRA).

Financing: HUD Section 8 Certificate and Housing Voucher Programs.

Schedule: Current and ongoing, 2008-2014.

2. **Program:** Adopt a Zoning Ordinance amendment to consider for implementation procedures to prevent the displacement of lower income residents from units at risk of converting to market rate housing within 5- 10 years. The City of Calexico will continue to utilize State and Federal funding sources such as the HOME Program to assist at-risk units, where possible.

Anticipated Impact: Preservation of the identified 385 lower income rental units that are at risk of converting to market rate housing within the next 10 years; as other units are identified, the City will also actively engage property owners, utilizing personal contact by Code Enforcement staff, to encourage owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition to keep units affordable for a long term (typically 50 years).

Responsible Agency: Calexico Planning Department and Calexico Redevelopment Agency.

Financing: HOME funds.

Schedule: Zoning Ordinance update by December, 2010; Other activity, current and ongoing, 2008-2014.

APPENDIX A

PUBLIC NOTIFICATION/MAILING LIST (First Mailing)

City of Calexico

Copies were mailed to local service providers and individuals representing all economic segments of the population including non-profit organizations, city officials, and city organizations

Calexico Neighborhood House
506 4th St.
Calexico, CA
760-357-6875

Calexico Housing Authority
1006 East 5th St.
Calexico, CA
760-357-3013

Developers

Imperial County Economic Development Commission

Calexico Catholic Charities
545 Encinas Ave.
Calexico, CA
760-357-0894

Chamber of Commerce
1100 Imperial Ave
Calexico, CA
760-768-3888

Local Real Estate offices

Heffernan Memorial Hospital
450 Birth St.
Calexico, CA
760-357-6522

Appendix A2

RICE ERIC D & FRANCES M 1601 E US HWY 98 CALEXICO, CA 92231	HEBER SCHOOL DISTRICT C/O JAIME SILVA 1052 HEBER AVENUE HEBER, CA 92249	CITY OF IMPERIAL C/O MARLENE BEST 400 S. IMPERIAL AVENUE IMPERIAL, CA 92251
CAMPESINOS UNIDOS ADMINISTRATION 1005 C ST BRAWLEY, CA 92227	MEADOWS UNION ELEMENTARY SCHOOL DISTRICT C/O SUE HESS 2059 BOWKER ROAD EL CENTRO, CA 92243	WOMANHAVEN THE CENTER FOR FAMILY SOLUTIONS 727 MAIN STREET EL CENTRO, CA 92243
IN-HOME CAREGIVERS SEIU LOCAL 4034 195 N ARROW HEAD AVE SAN BERNARDINO, CA 92408	BIA/SC DESERT CHAPTER FRED BELL, EXECUTIVE OFFICER 77-570 SPRINGFIELD LN., SUITE E PALM DESERT, CA 92211	CALIFORNIA HOUSING COUNCIL 980 NINTH STREET, SUITE 2380 SACRAMENTO, CA 95814
United Farm Workers of America 51800 Harrison Street Coachella, Ca 92236	NAVAL AIR FACILITY - EL CENTRO C/O KIMBERLY A. COUNTS ENVIRONMENTAL SITE MANAGER 1605 THIRD STREET., BUILDING 504, CODE 45E, EL CENTRO, CA 92243	IMPERIAL VALLEY HOUSING AUTHORITY 1401 "D" STREET BRAWLEY, CA 92227
Heffernan Memorial Hospital 450 Birch Street Calexico, Ca 92231	CALIFORNIA RURAL LEGAL ASSISTANCE FOUNDATION 449 BROADWAY EL CENTRO, CA 92243	IMPERIAL COUNTY FARM BUREAU 1000 BROADWAY EL CENTRO, CA 92243
School District 901 Andrade Ave Calexico, Ca 92231	WESTERN CENTER ON LAW & POVERTY LOS ANGELES HEADQUARTERS 3701 WILSHIRE BOULEVARD, SUITE 208 LOS ANGELES, CA 90010-2809	B J ENGINEERING & SURVEYING, INC. 1850 WEST MAIN STREET, STE. G EL CENTRO, CA 92243
Chamber of Commerce 1100 Imperial Ave Calexico, Ca 92231	BARBARA SHAVER, CHAIRPERSON HOMELESS TASK FORCE 450 W. MAIN STREET EL CENTRO, CA 92243	Building Industry Association Desert Chapter James Brownyard 1101 Airport Rd. Ste. N Imperial, Ca 92251
Calexico Catholic Charities 545 Encinas Ave Calexico, Ca 92231	IMPERIAL VALLEY ASSOCIATE OF GOVERNMENTS 940 W MAIN STREET, SUITE 208 EL CENTRO, CA 92243	Catholic Charities Sister Raymonda Duvall 250 W. Orange Ave. El Centro, Ca 92243
Housing Authority 1006 East 5 th Street Calexico, Ca 92231	THE INSTITUTE FOR SOCIO-ECONOMIC JUSTICE 541 MAIN STREET BRAWLEY, CA 92227	Colab of Imperial County Ayrton Schoneman 1000 Broadway El Centro, Ca 92243
Neighborhood House 506 4 th Street Calexico, Ca 92231	ABLE DISABLED ADVOCACY 2850 SIXTH AVENUE, SUITE 311 SAN DIEGO, CA 92103	Campesinos Unidos, Inc. Jose M. Lopez 1005 C Street Brawley, Ca 92227

Appendix A2

DESIGN SOLUTIONS CONSTRUCTION INC.
DANIEL MARRS
703 INDUSTRY WAY, STE. 2
EL CENTRO, CA 92243

EL CENTRO REGIONAL MEDICAL CENTER
DAVID GREEN
1415 ROSS AVENUE
EL CENTRO, CA 92243

I. C. BUILDING & CONSTRUCTION TRADES
COUNCIL
JOHN SORENSON
690 BROADWAY
EL CENTRO, CA 92243

IMPERIAL VALLEY COLLEGE
PAUL PAI, PRESIDENT
380 ATEN ROAD
IMPERIAL CA 92251

IMPERIAL COUNTY OFFICE OF
EDUCATION
JOHN D. ANDERSON
1398 SPERBER ROAD
EL CENTRO CA 92243

IMPERIAL VALLEY ECONOMIC
DEVELOPMENT CORP.
1224 STATE STREET, STE. C
EL CENTRO, CA 92243

PIONEER MANUFACTURED HOMES
RANDY BERTUSSI
1403 N. IMPERIAL AVENUE
EL CENTRO, CA 92243

NOLTE ASSOCIATES, INC.
VERONICA MARTINEZ
1607 W. MAIN STREET
EL CENTRO, CA 92243

SAN DIEGO STATE UNIVERSITY - IMPERIAL
VALLEY CAMPUS
DR. STEVEN ROEDER, DEAN
720 HEBER AVENUE
CALEXICO, CA 92231

THE HOLT GROUP, INC.
JAMES 'JACK' G. HOLT, P. E.
1601 N. IMPERIAL AVE.
EL CENTRO, CA 92243

DEVELOPMENT DESIGN & ENGINEERING,
INC.
TOM DUBOSE
1122 STATE STREET, STE. D
EL CENTRO, CA 92243

ELLI'S HOMELESS UNLIMITED
PAMELA GASPAR
2048 WILLOW DRIVE
EL CENTRO, CA 92243

IMPERIAL COUNTY FARM BUREAU
NICOLE ROTHFLEISCH
1000 BROADWAY
EL CENTRO CA 92243

IMPERIAL VALLEY FOOD BANK
BETTY CLOUD
329 APPLESTILL ROAD
EL CENTRO, CA 92243

IMPERIAL COUNTY WORKFORCE
DEVELOPMENT OFFICE
SAM COUCHMAN, DIRECTOR
2695 SOUTH 4TH STREET, BLDG. D
EL CENTRO, CA 92243

IMPERIAL VALLEY HOUSING AUTHORITY
ANDREA ROARKE
1690 ADAMS AVENUE
EL CENTRO, CA 92243

PRINCE & ASSOCIATES REALTORS
ROBERT PRINCE
1503 N. IMPERIAL AVENUE, STE 101
EL CENTRO CA 92243

PACIFIC CENTURY HOMES
CARLOS ROACHO
525 W. MAIN ST., STE. 17
EL CENTRO, CA 92243

SOUTHERN CALIFORNIA GAS CO
JOE MONTENEGRO
1111 MAIN STREET
EL CENTRO CA 92243

UNITED WAY OF IMPERIAL COUNTY
MARTY DINELEY
107 S. 5TH ST.
EL CENTRO, CA 92243

DUGGINS CONSTRUCTION, INC.
JIM DUGGINS
266 CEDAR AVENUE
EL CENTRO, CA 92243

HEART & HAND ASSISTED LIVING
PATTY MCGREW
499 S. SUNSET DRIVE
EL CENTRO, CA 92243

IMPERIAL IRRIGATION DISTRICT
GLORIA RIVERA
1284 MAIN STREET
EL CENTRO CA 92243

INSTITUTE OF SOCIO ECONOMIC
DEVELOPMENT
MARIBEL PUENTES
915 S. 5TH STREET
EL CENTRO, CA 92243

IMPERIAL VALLEY BOARD OF REALTORS
THELMA BAKER, EXECUTIVE OFFICER
1850 W. MAIN STREET, STE. A
EL CENTRO CA 92243

LINDA REAL ESTATE
LINDA L. BARRIENTOS
521 HEBER AVE.
CALEXICO, CA 92231

SALVATION ARMY, THE
CAPTAIN JERRY ESQUEDA
375 N. 5TH STREET
EL CENTRO, CA 92243

SAFE HAVEN HOME CARE
LINDA GARDNER
525 W. MAIN STREET, STE. 10
EL CENTRO, CA 92243

STATE OF CALIFORNIA EMPLOYMENT
DEVELOPMENT DEPT.
NORMA KASTNER-JAUREGUI
1550 MAIN STREET
EL CENTRO, CA 92243

VICTORIA PLACE, LLC
DAVE ANDERSON
2154 JOE ACUNA CT.
CALEXICO CA 92231

Appendix A2

VOLUNTEERS OF AMERICA
DON GORHAM
1331-B CLARK ROAD
EL CENTRO, CA 92243

IV MINISTRIES
427 BROADWAY ST
EL CENTRO, CA 92243

WESTMOUNT PROPERTIES LLC
STEVE HYMAN
77682 COUNTRY CLUB DRIVE, STE. A3
PALM DESERT, CA 92211

AIRPORT LAND USE COMMISSION
C/O RICHARD CABANILLA
801 MAIN STREET
EL CENTRO, CA 92243

BOARD OF SUPERVISORS
940 MAIN STREET
EL CENTRO CA 92243

TURNING POINT MEN'S HOME
MIKE JOHNSON
1970 E. UNDERWOOD ROAD
HOLTVILLE, CA 92250

UNITED FAMILIES
BERTHA B. FRANCO
643 SOUTH 4TH STREET
EL CENTRO CA 92243

HABITAT FOR HUMANITY
SAN DIEGO HABITAT FOR HUMANITY
10222 SAN DIEGO MISSION ROAD
SAN DIEGO, CA 92108-2135

NEW CREATIONS GOD'S GANG
411 E AURORA DR
EL CENTRO, CA 92243

APCD & AG. COMMISSIONER
150 S. 9TH STREET
EL CENTRO CA 92243

IMPERIAL COUNTY COUNSEL
940 MAIN STREET
EL CENTRO CA 92243

IMPERIAL COUNTY FIRE/OES
1078 DOGWOOD ROAD
SUITE 101 HEBER, CA 92249

IMPERIAL IRRIGATION DISTRICT
ATTN: MIKE JARAMILO SUPERVISOR
ENERGY/MARKETING
P.O. BOX 937
IMPERIAL CA 92251

IMPERIAL IRRIGATION DISTRICT
ATTN: SABRINA BARBER
KEY CUSTOMER COORDINATOR
P.O. BOX 937
IMPERIAL CA 92251

IV. BOARD OF REALTORS
1850 W. MAIN STREET
EL CENTRO CA 92243

IMPERIAL VALLEY. PRESS
205 NORTH 8TH STREET
EL CENTRO CA 92243

HEBER UNION ELEMENTARY SCHOOL
DISTRICT
1052 HEBER AVENUE
HEBER, CA 92249

IMPERIAL COUNTY OFFICE OF
EDUCATION
1398 SPERBER ROAD
EL CENTRO CA 92243

CA DEPT OF FISH AND GAME
CRAIG WEIGHTMAN
78078 COUNTRY CLUB DRIVE, SUITE 109
BERMUDA DUNES, CA 92203

IMPERIAL COUNTY PUBLIC WORKS DEPT
155 SOUTH ELEVENTH STREET
EL CENTRO CA 92243

IMPERIAL COUNTY HISTORICAL SOCIETY
373 EAST ATEN ROAD
IMPERIAL CA 92251

CITY OF IMPERIAL
420 SOUTH IMPERIAL AVENUE
IMPERIAL CA 92251

CENTRAL UNION HIGH SCHOOL DISTRICT
351 ROSS AVENUE
EL CENTRO CA 92243

MCCABE UNION ELEMENTARY DISTRICT
701 WEST MCCABE ROAD
EL CENTRO CA 92243

MEADOWS UNION SCHOOL DISTRICT
2059 BOWKER ROAD
EL CENTRO CA 92243

CENTRAL VALLEY CEMETERY DISTRICT
201 GILLETTE ROAD
EL CENTRO CA 92243

SIERRA CLUB
P.O. BOX 444
OCOTILLO CA 92259

CALIFORNIA HIGHWAY PATROL
2331 HIGHWAY 86
IMPERIAL CA 92251

CALTRANS DISTRICT 11
JACOB ARMSTRONG
4050 TAYLOR STREET
SAN DIEGO CA 92110

HISTORIC PRESERVATION
P.O. BOX 942896
SACRAMENTO CA 94296

Appendix A2

SAN DIEGO STATE UNIVERSITY
720 HEBER AVE
CALEXICO CA 92231

HEBER PUBLIC UTILITY DISTRICT
ATTN: JOHN JORDAN
1078 DOGWOOD ROAD, SUITE 103
HEBERCA 92249

CALTRANS, DISTRICT 11
WILLIAM FIGGE
4050 TAYLOR STREET
SAN DIEGO CA 92110

CUPA
301 HEBER AVE
CALEXICO, CA 92231

COMMANDING OFFICER
NAVAL AIR FACILITY
EL CENTRO CA 92243

IMPERIAL COUNTY LIBRARY
1125 CLARK ROAD
EL CENTRO CA 92243

SAN DIEGO STATE UNIVERSITY-CALEXICO
LIBRARY
720 HEBER AVE
CALEXICO CA 92231

BORDER PATROL
1111 NORTH IMPERIAL AVENUE
EL CENTRO CA 92243

AT&T
RAFAEL GARCIA
3880 MURPHY CANYON ROAD, ROOM
200
SAN DIEGO, CA 92123

UNION PACIFIC RR
C/O DON LIGHTWINE
1800 FARNAM
OMAHA, NB 68102

EL CENTRO PUBLIC LIBRARY
539 STATE STREET
EL CENTRO CA 92243

IVC LIBRARY
380 E. ATEN ROAD
IMPERIAL CA 92251

AIR POLLUTION CONTROL DISTRICT
C/O STEVE BIRDSALL
150 SO. 9TH STREET
EL CENTRO, CA 92243

EL CENTRO POST OFFICE
C/O US POSTMASTER
1598 W. MAIN STREET
EL CENTRO, CA 92243

WILLIAM FIGGE
CALTRANS DISTRICT 11
C/O WILLIAM FIGGE
S. 4050 TAYLOR STREET
SAN DIEGO, CA 92110

IMPERIAL COUNTY PLANNING
DEPARTMENT
C/O JURG HEUBERGER, DIRECTOR
801 MAIN STREET
EL CENTRO, CA 92243

EL CENTRO ELEMENTARY SCHOOL DIST.
C/O ARNOLD PRECIADO, ASST. SUPER.
1256 BROADWAY
EL CENTRO, CA 92243

CENTRAL UNION HIGH SCHOOL DIST.
C/O THOMAS BUDDE, SUPERINTENDENT
351 ROSS AVENUE
EL CENTRO, CA 92243

IMPERIAL COUNTY PUBLIC WORKS
C/O WILLIAMS BURNET
155 SOUTH 11TH STREET
EL CENTRO, CA 92243

SOUTHERN CALIFORNIA GAS COMPANY
C/O JOHN P. DEWITT, TECH. SUPER.
1981 LUGONIA AVENUE
REDLANDS, CA 92373-0306

IMPERIAL COUNTY LOCAL AGENCY
FORMATION COMMISSION
1122 STATE ST. SUITE D
EL CENTRO, CA 92243

AIRPORT LAND USE COMMISSION
1099 A AIRPORT ROAD
IMPERIAL, CA 92251

TIME WARNER CABLE
313 N. 8TH ST.
EL CENTRO, CA 92243

AIR POLLUTION CONTROL DISTRICT
C/O STEVE BIRDSALL
150 S. 9TH STREET
EL CENTRO, CA 92243

IMPERIAL COUNTY ENVIRONMENTAL
HEALTH SERVICES
C/O JEFF LAMOURE
797 MAIN STREET, SUITE B
EL CENTRO, CA 92243

MCCABE UNION ELEMENTARY SCHOOL
C/O AMANDA BROOKE
701 W. MCCABE ROAD
EL CENTRO, CA 92243

U.S. POSTMASTER
1598 WEST MAIN STREET
EL CENTRO, CA 92243

LAFCO
1122 W. STATE STREET, SUITE D
EL CENTRO, CA 92243



CITY OF CALEXICO

608 Heber Avenue
Calexico, CA 92231
Tel: 760.768.2105
Fax: 760.357.7862

www.calexico.ca.gov

Department of Development Services

Administration - Building Safety - Code Enforcement - Engineering - Planning

May 30, 2008

Subject: City of Calexico draft Housing Element Update (2008-2014)

To Whom It May Concern:

The City of Calexico is in the process of updating the Housing Element of the City's General Plan. As part of this process, public review and comments are being solicited on the proposed Element. The draft Housing Element Update sets forth the City's six-year strategy to preserve and enhance the community's character, expand housing opportunities for all economic segments of the community, and provide guidance and direction to local government decision makers on all matters related to housing. The Housing Element update covers the six year period of July 1, 2008 through June 30, 2014. The Housing Element Update does not propose, authorize or entitle any new development.

Copies of the draft Housing Element Update are available upon request at the City of Calexico, Department of Development Services, 608 Heber Avenue, Calexico, CA 92231 (760-768-2118). The public review period will be from May 29, 2008 to June 28, 2008. Written comments submitted via mail must be postmarked by June 28, 2008 and should be directed to Oliver M. Alvarado, Interim Planning Manager, 608 Heber Avenue, Calexico, CA 92231. Written comments will also be accepted via email at planning@calexico.ca.gov or may be submitted in person between 8:00 a.m. and 5:00 p.m., during regular business days at the Development Services Department, City Hall, 608 Heber Avenue, Calexico, CA. For further information please contact Oliver M. Alvarado at (760) 768-2118.

Sincerely,

A handwritten signature in black ink, appearing to read "O. M. Alvarado".

Oliver M. Alvarado, AICP
Interim Planning Manager

OMA; mj

CC: Ralph Morales
Eric Veerkamp
File

Viva Calexico!

Appendix B

Al-Calexico c/o James Allen
875 Prospect Street, #220
La Jolla, CA 92037

Area Agency on Aging Adult/Elderly Care
Norma Saikon, Public Administrator
1331 S. Clark Road, Bldg 11
El Centro, CA 92243

Barabara Shaver, Chairperson
Homeless Task Force
450 W Main Street
El Centro, CA 92243

Barry Garman
2482 Pimlico Place
Alpine, CA 91901-3952

BJ Engineering
1850 W. Main Street, Suite G
El Centro, CA 92243

Building Industry Association
Desert Chapter
77-570 Suite E Springfield Lane
Palm Desert, California 92211

Calexico Catholic Charities
545 Encinas Ave
Calexico, CA 92233

Calexico Chamber of Commerce
1100 Imperial Ave
Calexico, CA 92234

Calexico Housing Authority
1006 East 5th Street
Calexico, CA 92232

Calexico Unified School District
901 Andrade Ave
Calexico, CA 92235

California Rural Legal Assistance
Foundation
449 Broadway
El Centro, CA 92243

Campesinos Unidos Administration
1005 C Street
Brawley, CA 92227

Catholic Charities
Sister Raymond Duvall
250 W Orange Avenue
El Centro, CA 92243

Clifford Douglas
P.O. Box 2729
Rancho Santa Fe, CA 92067

Dat U Joe
10306 Veracruz Court
San Diego, CA 92123

Development Design & Engineering
1122 State Street
El Centro, CA 92243

Heffernan Memorial Hospital
450 Birch Street
Calexico, CA 92236

Imperial County Dept. of Social
Services
295 S Fourth Street, Suite 105
El Centro, CA 92243

Imperial County Work Training
Center
210 Wake Avenue
El Centro, CA 92243

Imperial County Dept. of Mental
Health
935 Broadway Street
El Centro, CA 92243

Imperial County Farm Bureau
1000 Broadway
El Centro, CA 92243

Imperial County Office of Education
David Schoneman, Asst.
Superintendent
1398 Sperber Road
El Centro, CA 92231

Imperial Valley Association of
Governments
940 W. Main Street, Suite 200
El Centro, CA 92243

Imperial Valley Board of Realtors
1850 W Main Street, Suite A
El Centro, CA 92243

Imperial Valley Food Bank
Betty Cloud
329 Applestill Road
El Centro, CA 92243

Imperial Valley Housing Authority
1401 D Street
Brawley, CA 92227

IVAG
940 Main Street
El Centro, CA 92243

IVC Library
380 E. Aten Road
Imperial, CA 92251

J Bailon Construction
541 Blair Avenue
Calexico, CA 92236

Javier Diaz Architects
400 Mary Avenue, Suite A
Calexico, CA 92231

Appendix B

Jeff Lubin
Real Estate Investments
7817 Ivanhoe Avenue, Suite 200
La Jolla, CA 92037

Jim Schmid
Chelsea Investment Corp.
215 S. Highway 101, Suite 200
Solana Beach, CA 92075

Marvin Mayne
P.O. Box 2823
Calexico, CA 92231

May Group
8555 Aero Drive, Suite 305
San Diego, CA 92123

Neighborhood House
506 4th Street
Calexico, CA 92231

Pacific Century Homes
525 W. Main Street, Suite 17
El Centro, CA 92243

ProTerra Engineering & Surveying
444 S. Eighth Street, Suite D
El Centro, CA 92243

Sam Jack
81-730 Highway 111, #21
Indio, CA 92240

San Diego State University
Calexico Library
720 Heber Avenue
Calexico, CA 92231

Southern California Association of
Governments
Intergovernmental Review
818 W. Seventh St, 12th Floor
Los Angeles, CA 90017-3435

Tim King
P.O. Box 990310
Redding, CA 96099

Tim W. Gaddis General Contractor
755 W. Evan Hewes Hwy
El Centro, CA 92243

Tomas E. Romero, P.E.
McMillan Land Development
2727 Hoover Avenue
National City, CA 92111

Torres Construction Co.
46 Las Flores Drive
Calexico, CA 92236

USDA Rural Development
1699 W Main Street
El Centro, CA 92243

Westmount Properties, LLC
77682 Country Club Drive, Suite A-3
Palm Desert, CA 92211

Womanhaven
The Center for Family Solutions
727 Main Street
El Centro, CA 92243

Appendix C1

NOTICE OF CITY OF CALEXICO PLANNING COMMISSION PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE HOUSING ELEMENT

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Calexico will hold a public hearing at its meeting to be held **on Monday, April 6, 2009 at 6:30 P.M. (or as soon thereafter as the agenda permits)**, in the **City Hall Council Chambers, 608 Heber Avenue, Calexico, CA**, to consider a proposed amendment to the 2008-2014 Housing Element and to consider its recommendation to the City Council of the proposed amendment. Negative Declaration No. 2008-03 was previously considered and approved for the project. Because the proposed amendment is not considered to be significant, the previously approved Negative Declaration would still be applicable and therefore, no further environmental review is required.

• **City of Calexico Housing Element**

The purpose of the Housing Element is to address existing and future housing needs for all residents and economic groups within the City. The City's Housing Element consists of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing. The Housing Element contains a five-year housing plan with quantified objectives for the implementation of the stated goals and objectives of the Housing Element, consistent with the other elements of the General Plan. The quantified objectives establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Anyone challenging the amendment to the Housing Element in Court may be limited to raising only those issues in which they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

ALL INTERESTED PERSONS are invited to attend this hearing and be heard on this matter, or to submit written comments to the Planning Division prior to the hearing date.

FURTHER INFORMATION on this item may be obtained by contacting the City of Calexico Planning Division, 608 Heber Avenue, Calexico, California 92231 (760) 768-2105. All agenda materials are available for review at City Hall during regular business hours.

(To be published once on Friday, March 27, 2009 as a legal advertisement)

Appendix C2

AVISO DE AUDIENCIA PUBLICA DE LA COMISION DE PLANEACION PARA CONSIDERAR UNA ENMIENDA AL ELEMENTO DE LA VIVIENDA

SE AVISA que la Comision de Planeacion de la Ciudad de Calexico tendra una audiencia publica el Lunes 6 de Abril, 2009 a las 6:30 p.m. (o en cuanto la agenda lo permita), en la Camara de Sesiones de la Ciudad de Calexico, Ave. Heber 608, Calexico, CA para considerar una enmienda al Elemento de Vivienda del 2008-14 y para considerar su recomendacion al Concilio de la Ciudad sobre la enmienda. La Declaracion Negativa No. 2008-03 fue previamente considerada y aprobada para este proyecto. Como la enmienda propuesta no fue considerada singnificante, la Declaracion Negativa antes aprobada seria aun aplicable y por lo tanto no se requiere un analysis ambiental.

- Elemento de la Vivienda de la Ciudad de Calexico.

El proposito del Elemento de la Vivienda es para dirigirse a las necesidades existentes y futuras de vivienda para todos los residentes y grupos economicos dentro de la ciudad. El Elemento de la Vivienda de la ciudad consiste de una identificacion y analysis de necesidades existentes y proyectadas de vivienda y una declaracion de metas, polizas, objetivos, recursos financieros y programas planeados para la preservacion, mejoras y desarrollo de viviendas. El Elemento de la Vivienda contiene un plan de vivienda de cinco anos con objetivos cuantitativos para la implementacion de las metas y objetivos de el Elemento de Viviendas consistente con los otros elementos del Plan General. Los objetivos cuantitativos establecen el maximo numero de unidades de vivienda por categoria de ingresos que pueden ser construidos, rehabilitados y conservados por un periodo de cinco anos.

Cualquier persona que desafie la enmienda de el Elemento de la Vivienda en Corte puede ser limitado a discutir esos asuntos en que el/ella o cualquier otra persona haya tratado durante la audiencia publica descrita en esta publicacion o por correspondencia escrita y entregada a la Comision de Planeacion antes o durante la audiencia publica.

TODAS LAS PERSONAS INTERESADAS son invitadas a asistir a esta audiencia y hacer comentarios en este tema o someter comentarios por escrito la la Division de Planeacion antes de la fecha de la audiencia.

PARA INFORMACION sobre este tema pueden ponerse en contacto con la Ciudad de Calexico, Division de Planeacion, Ave. Heber No. 608, Calexico, CA 92231 (760)768-2105. El material para la agenda esta disponible para inspeccion en City Hall durante horas de trabajo.

(Para ser publicado el Viernes 27 de Marzo del 2009 como anuncio legal)

Calexico Housing Element

Planning Commission Hearing

April 6, 2009; 6:30 p.m.

City Hall, Council Chambers

608 Heber Avenue

Calexico, California, 92231

Sign-In Sheet

[illegible]

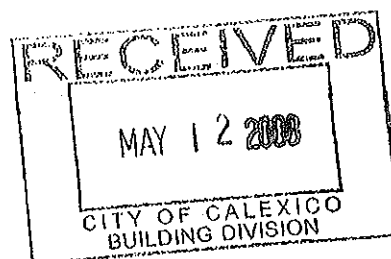
PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

Appendix E



May 9, 2008

Armando Villa
City of Calexico
608 Herber Avenue
Calexico, CA 92231

Dear Mr. Villa:

Re: SCH# 2008041113; Calexico Housing Element Update

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission is in receipt of the *Notice of Completion & Environmental Document Transmittal-Neg Dec* from the State Clearinghouse. Commission staff recommends that the City add language to the general plan update so that any future housing planned development adjacent to or near the Union Pacific's Railroad Company's (not Southern Pacific, as mentioned on notice) right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

If you have any questions, please contact Varouj Jinbajian, Senior Utilities Engineer at 213-576-7081, vsj@cpuc.ca.gov, or me at rxm@cpuc.ca.gov, 213-576-7078.

Sincerely,

Rosa Muñoz, RE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Dan Miller, UPRR



Appendix F

June 9, 2008

Dear Housing Officer:

As your City updates its Housing Element, examines its share of the region's new housing needs, and reviews existing housing stock, we encourage you to consider key issues recommended by participants in December 2007's groundbreaking summit: *California Fall Prevention Summit: Progress, Challenges, & Next Steps*.

We urge you to consider including design strategies for preventing falls in your plans and policies concerning new and existing housing. For example, incorporating Universal Design language detailed in AB 1400 and adopted in Buellton, Irvine, Murrietta, and San Luis Obispo can help to accommodate the needs of people of all ages and abilities and to reduce falls. Excerpts from those cities' codes are on the next page. Examples of Universal Design language featured in the codes and elements include:

- zero-step entrances
- accessible first floor bathrooms
- wider doorways
- no step bathtubs and showers
- grab bars near toilets and bath/shower
- reinforced handrails on stairs and ramps
- accessible kitchen appliances, shelving
- more energy efficient, brighter lighting

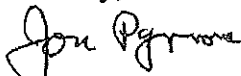
In addition, we urge you to consider progressive zoning, such as in the City of Santa Cruz, that encourages families to use options such as Accessory Dwelling Units to accommodate their aging relatives or caregivers and that also provides for more elder-friendly neighborhoods.

Falls among older people are a serious public health problem. One in three adults over age 65 falls each year; more than 15,000 older adults die each year as a result of injuries from falls. Most often, older people fall inside their own homes, but they also fall near their homes and in public places. Fall prevention is gaining momentum at the federal and state levels, because all governments spend billions each year treating fall-related injuries. The federal Safety for Seniors Act, S 845, recently passed both the House and Senate.

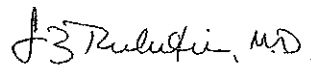
For an excellent resource on livable communities developed for local governments, please look at www.n4a.org/pdf/07-116-n4a-blueprint4actionwcovers.pdf. Our website, www.stopfalls.org, offers extensive information on falls and strategies for reducing them.

Should you wish to discuss strategies for incorporating fall prevention into your housing programs, please contact us at safehousing@stopfalls.org. Thank you very much.

Sincerely,


Jon Pynoos, PhD


Debra Rose, PhD


Laurence Rubenstein, MD, MPH

Co-Directors, Fall Prevention Center of Excellence

Fall Prevention Center of Excellence, Program Office
University of Southern California • Andrus Gerontology Center
Los Angeles, California 90089-0191
(213) 740-1364 www.stopfalls.org



1. Example from the City of Buellton

19.04.190 Universal Design

The following universal design features shall be offered by the developer to prospective purchasers of units in all new single- and multifamily for-sale developments with five or more units, except for custom built homes:

- A. Lever handles instead of round doorknobs
- B. At grade front entrances with a thirty-six (36) inch net clear opening
- C. Rocker controlled light switches installed at a lower level
- D. Adjustable closet rods, shelves, and countertops
- E. One one-half or three-fourths bath on the primary entrance level that complies with the requirements of CBC Chapter 11A
- F. Faucets and handles not requiring tight grasping, pinching, or twisting of the wrist and consistent with the requirements of CBC Chapter 11A. (Ord. 07-06 § 3, 2007)

2. Example from the Murrieta Municipal Code

15.12.050 Standards

The following standards shall be applied to all required accessible residential dwellings subject to this chapter.

- A. Accessible Primary Entrance
- B. Accessible Interior Routes
- C. Adaptable Bathroom Entry and Facilities
- D. Adaptable Kitchen and Facilities
- E. Bedroom

3. Example from the City of San Luis Obispo

Policy 3.15.1 of the Housing Element supports Universal Design

3.15.1 Encourage housing development that meets a variety of special needs, including large families, single parents, disabled persons, elderly persons, students, the homeless, or those seeking congregate care, group housing, singleroom occupancy or co-housing accommodations, utilizing universal design.

Appendix G
LEIBOLD McCLENDON & MANN
A PROFESSIONAL CORPORATION

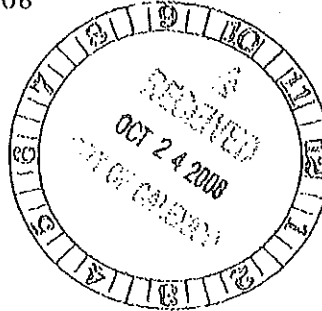
23422 MILL CREEK DRIVE, SUITE 105
LAGUNA HILLS, CALIFORNIA 92653
(949) 457-6300

FAX: (949) 457-6305

JOHN G. McCLENDON
john@CRQA.com

October 22, 2008

VIA OVERNITE EXPRESS
CITY OF CALEXICO
% Calexico City Clerk's Office
CITY OF CALEXICO CITY HALL
608 Heber Avenue
Calexico, California 92231



Re: *City of Calexico General Plan Housing Element Update, 2008-2014*

TO: The City of Calexico and its Duly Constituted Legislative Body:

I am writing on behalf of persons in the City of Calexico ("City") who have asked me to call your attention to a serious problem. **Please consider the following to be notice pursuant to subdivision (d) of Government Code section 65009, specifying deficiencies in the General Plan for the City.** As explained below, the final "fourth revision" Housing Element to the City's General Plan is a sham that in no way complies with State housing element law (Article 10.6 of the Government Code).

In accordance with Government Code section 65585(b), by letter dated May 23, 2008, Cathy E. Creswell, the Deputy Director of the California Department of Housing and Community Development ("HCD") informed the City Manager that the City's Draft Housing Element Update did not comply with State housing element law. (Tab 1.) The letter's Appendix adroitly zeroed in on the most peculiar aspect of the City's draft Housing Element:

"Calexico has a total regional housing need of 2,498 housing units, of which 1,020 units are for lower-income households. To address this need, the element relies on vacant sites within the City in Table 2.2-15 and vacant sites in the City's sphere of influence (Table 2.2-16). The element only identifies a potential for 55 units in the R-1 zone and 70 units in the higher density zones within the City. The remainder of the capacity is identified within the sphere of influence. To demonstrate the adequacy of sites within the City and within the sphere of influence to accommodate the City's share of the regional housing need, the element must be revised to include more detailed analyses particularly to demonstrate the appropriateness of sites within the sphere of influence." (Emphasis in original.)

Appendix G

Government Code Section 65009(d) Notice to the City of Calexico
City of Calexico General Plan Housing Element Update, 2008-2014
October 22, 2008
Page 2

The month after the City Manager received Director Creswell's letter, staff produced and released a "Final Draft" Housing Element. On July 15, 2008, the City Council adopted the Final Housing Element upon the City Manager's recommendation; thereafter, on July 29, 2008, it was submitted to HCD for review and findings thereon.

1. The Housing Element Ignores Hundreds of Acres of Residentially-Zoned Vacant Land Within the City

In response to HCD's comments on the Draft Housing Element, City staff made *no* changes to Table 2.2-15 that lists the 125 units that could be built within the City, but merely added, as Appendix H, a map depicting the vacant parcels that could accommodate the 125 units. However, what the Final Housing Element studiously avoids disclosing is the fact that the Land Use Element of the City's General Plan currently designates the two largest vacant parcels within the City for medium and high density residential development. (Tab 2.) Figure LU-4 of the General Plan depicts the 232-acre Calexico International Center ("CIC") property and the 150-acre Scaroni property as numbers 4 and 5, respectively. (*Id.*, at p. 2-14.) As shown on Figure LU-1 and the 2007 General Plan Land Use Map, approximately one-third of the CIC property is designated MDR-Medium Density Residential (5.1-12 units/acre) and HDR-High Density Residential (12-20 units/acre), and all but a small corner of the Scaroni property is designated MDR-Medium Density Residential. (*Id.*, at p. 2-9; Tab 3.)

This disconnect between the City's Land Use Element and Housing Element violates a fundamental requirement of general plans: *internal consistency*. "In construing the provisions of [Article 5 of the PZL], the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." (Government Code § 65300.5.) Discussing this legislative intent, the Governor's Office of Planning and Research (OPR) cautions in its *State of California General Plan Guidelines (2003)*¹ that,

"The concept of internal consistency holds that no policy conflicts can exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. . . . The internal-consistency requirement has five dimensions. . .

* * *

Without consistency in all five of these areas, the general plan cannot effectively serve as a clear guide to future development. . . . findings of

¹ (http://www.opr.ca.gov/planning/publications/General_Plan_Guidelines_2003.pdf)

Appendix G

Government Code Section 65009(d) Notice to the City of Calexico
City of Calexico General Plan Housing Element Update, 2008-2014
October 22, 2008
Page 3

consistency of subordinate land use decisions such as rezonings and subdivisions will be difficult to make . . . inconsistencies in the general plan can expose the jurisdiction to expensive and lengthy litigation.”

(*Id.*, at pp. 12-13.) Given that the City’s General Plan is little more than a year old,² why would City staff want to completely omit from both Table 2.2-15 and Appendix H of the Housing Element any reference to the City’s two largest repositories of vacant land available to meet the City’s current Regional Housing Needs Allocation (RHNA) for 2006-2014? Why would the new Housing Element completely overlook two residential parcels totaling almost 400 acres that, between them, could accommodate virtually all of the City’s RHNA within City limits?

The answer can be found within the pages of two Draft Environmental Impact Reports (EIRs). On March 24, 2008, the City released the Draft EIR [State Clearinghouse No. 2007031043] for a project called “Calexico Mega Park.” (Tab 4.) This EIR describes a proposal to develop a commercial and retail use complex on the 150-acre Scaroni property over a ten-year period. (*Id.*, Executive Summary.) As proposed, the Calexico Mega Park would amend the General Plan to eliminate the development of *any* housing on the Scaroni property.³

Similarly, on September 23, 2008, the City released the Draft EIR [State Clearinghouse No. 2007031092] for a project called “111 Calexico Place Specific Plan.” (Tab 5.) This EIR describes a proposal for the 232-acre CIC property,

“to develop a 459,621 square foot casino facility complex, including a 93,880 square foot casino, 400 hotel rooms, 389,000 square feet of retail space, 131,500 square feet of restaurant space, 395,000 square feet of office space, 340,000 square feet of office tech space and a 20,800 square foot police/fire station in five phases over a period of eleven years.”

(*Id.*, Executive Summary.) This project too would amend the General Plan to eliminate the development of any Medium and High-Density housing throughout the property.

² The City’s new General Plan was adopted by the City Council by Resolution 07-83 on May 1, 2007.

³ Ironically, the “Existing General Plan Alternative” in Section 5 of the Calexico Mega Park Draft EIR actually considers, and summarily dismisses, the development of hundreds of multi-family residential units on the Scaroni property!

Appendix G

Government Code Section 65009(d) Notice to the City of Calexico
City of Calexico General Plan Housing Element Update, 2008-2014
October 22, 2008
Page 4

2. City Staff Is Attempting to Skirt Government Code § 65863

To those familiar with State housing law, it is obvious *why* City staff would avoid any reference to the two largest repositories of vacant land designated for medium and high density residential development within the City. Staff is attempting to “prewire” the City’s new Housing Element to eliminate a potentially fatal issue for the Calexico Mega Park and 111 Calexico Place once those project come before the City’s decision-makers. In 2002, the Legislature added Government Code section 65863 to the State Planning and Zoning Law; it has since become known as the “No-Net-Loss In Density Law.” (Govt. Code § 65582.1(i).) Subdivision (a) of section 65863 commands every city and county to “ensure that its inventory or programs of adequate sites pursuant to [specific provisions of the Housing Element law] can accommodate its share of the regional housing need pursuant to Section 65584, throughout the planning period.” In turn, subdivision (b) of section 65863 requires cities and counties to “make [] written findings supported by substantial evidence” that (1) “the reduction is consistent with the adopted general plan, including the housing element,” and (2) that “[t]he remaining sites identified in the housing element are adequate to accommodate the jurisdiction’s share of the regional housing need pursuant to Section 65584” of the Housing Element law.

Consequently, by eliminating any reference to the Scaroni and CIC properties in the Housing Element -- and pushing all but 125 housing units outside the City’s jurisdictional boundaries -- the Housing Element will be “prewired” for making the above two mandatory findings, despite the fact that the approval of the two proposed massive commercial developments will require amending the General Plan to eliminate hundreds of acres of MDR and HDR land.

3. The Housing Element Perpetrates a Fraud on HCD

However, without question the biggest problem inherent in the new Housing Element is its brazen attempt to perpetrate a fraud on HCD. In her letter commenting on the Draft Housing Element [Tab 1], HCD’s Creswell noted that,

“[v]irtually all of the City’s housing need is proposed to be accommodated on sites outside the current City boundary but within the sphere of influence. However, the element does not commit the City to any specific action to annex the necessary land and make it available for development.”

Consequently, she made two entirely reasonable request. First, that the Housing Element “be revised to include more detailed analyses particularly to demonstrate the appropriateness of

Appendix G

Government Code Section 65009(d) Notice to the City of Calexico
City of Calexico General Plan Housing Element Update, 2008-2014
October 22, 2008
Page 5

sites within the sphere of influence.” Second, to include within the Housing Element “a schedule of annexations commensurate with Calexico’s need within the planning period and describe the proposed and existing planning process.” (*Id.*)

In what can only be described as outright dishonesty, City staff responded to Director Creswell’s comment by adding the following statements at pages 70-71 of the Final Housing Element:

“Proposed projects within the Sphere of Influence are all suitable for development, are unencumbered by constraints, and are of the same topography as the remainder of the City, (i.e., flat and level). The City has negotiated with each project proponent for annexation to the City in a rational fashion, based on a combination of factors, including the developers’ readiness to proceed, the payment of funds to the City for necessary services, and the City’s priorities. Annexations are anticipated to occur generally in the order in which they were received by the City; however, scheduling of annexations (and subsequent construction activity) is subject to many factors that are out of the City’s control.

Project annexation and subsequent development will be monitored by the City so that phasing of projects coincides with the City’s installation of public infrastructure, including water and wastewater utilities, ensuring that adequate public facilities are in place prior to development, in compliance with infrastructure phasing as per the Calexico Service Area Plan-Section 2.”

Obviously, the person(s) inserting the foregoing hoped that HCD would not actually *look* at Section 2 of the City’s May 31, 2006 *Service Area Plan*. (Tab 6.) Because if HCD does, it will be in for a shock: the *Service Area Plan* identifies only the 153-acre, 535 single family homes “El Portal” project as being likely to develop by 2011. (*Id.*, at p. 2-2.) Three projects are estimated to build out by 2016; however, the largest of those, the 703-acre, 1,904 single and multi-family home CM Ranch project, has since withdrawn its annexation application in a dispute with the City, and the other two projects comprise only 250 single-family and 352 condominium units. (*Id.*; Tab 7.) The 500-acre, 1,200 single family and 936 town home “Los Lagos” project is projected not to be built out until 2021; more important, it is currently in financial straits, and its LAFCO application has lapsed with no indication it will be renewed.

Appendix G

Government Code Section 65009(d) Notice to the City of Callexico
City of Callexico General Plan Housing Element Update, 2008-2014
October 22, 2008
Page 6

Virtually all of the supposed remaining vacant sites outside City boundaries that the Housing Element identifies as viable for satisfying the City's current RHNA lie along the so-called "Jasper [Road] Corridor." However, due to the fact there is no water and wastewater infrastructure within miles of those properties, the *Service Area Plan* projects that the infrastructure needed to serve those properties will not be available until "Phase III, Within 20 Years," and consequently build out of those properties will not occur until 2026. (Tab 7, pp. 2-2; 10-5 -10-6; 11-7 - 11-8.)

About this time last year the City was attempting to jump-start development of the infrastructure needed to serve projects along the Jasper Corridor by forming a Benefit Assessment District [Tab 8], and earlier this year it was being reported that the court-appointed receiver for the large Rancho Diamante project had agreed to participate in the formation of that District. (Tab 9.) Presently, however, that is no longer the case. What with the other vacant parcels along the Jasper Corridor being foreclosed upon, the formation of such a District is no longer tenable, and the City's credit rating is acknowledged to be in jeopardy. (Tab 10.)

4. The City Needs to Involve All Its Citizens in This Process

Finally, there was simply no excuse for City staff to ignore the admonishment of Government Code section 65351 that, "[d]uring the preparation of amendment of the general plan, the planning agency shall provide opportunities for the involvement of citizens . . . through public hearings and any other means the planning agency deems appropriate." Census data shows that the City is 95.3% Hispanic or Latino, with over half its residents foreign born and with 94.1 percent of its residents speaking a language other than English at home. (Tab 11.) Nevertheless, when it came time to notice the public hearing on the new Housing Element, City staff provided that notice only in English [Tab 12] – despite the fact that staff provided similar public notices both before and after the public hearing on the Housing Element in both English and Spanish. (Tab 13.)

I would urge you to contact HCD and apologize for City's staff's attempt to deceive HCD. Assure HCD that the City intends to revise its Housing Element and will direct City staff to prepare and release for review, by all of the citizens of Callexico, a fourth revision Housing Element that accurately and honestly reflects the City's May 1, 2007, General Plan Land Use element and 2006 *Service Area Plan*, the complete lack of water and wastewater capacity and infrastructure to serve vacant lands outside the City's jurisdictional boundaries, and the fact that such infrastructure has simply no chance of being developed in time to allow any of those properties to accommodate the City's 2,498-unit RHNA for 2008-2014.

Appendix G

Government Code Section 65009(d) Notice to the City of Calexico
City of Calexico General Plan Housing Element Update, 2008-2014
October 22, 2008
Page 7

I look forward with hope that the City will act in good faith to comply with its important obligations under the State Housing Element law.

Very truly yours,

LEIBOLD McCLENDON & MANN, P.C.

A handwritten signature in black ink, appearing to read "John G. McClendon", written in a cursive style.

By: John G. McClendon

cc: Cathy E. Creswell, HCD Deputy Director
% Mario Angel (w/ attachments)



ARNOLD SCHWARZENEGGER
GOVERNOR

Appendix H
STATE OF CALIFORNIA

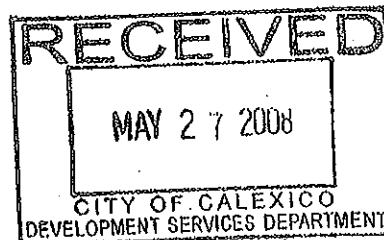
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

May 20, 2008

Armando Villa
City of Calexico
Development Services Department
608 Heber Avenue
Calexico, CA 92231



Subject: Calexico Housing Element Update
SCH#: 2008041113

Dear Armando Villa:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on May 19, 2008, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

State Clearinghouse Data Base
Appendix H

SCH# 2008041113
Project Title Calexico Housing Element Update
Lead Agency Calexico, City of

Type Neg Negative Declaration
Description The proposed project consists of the adoption of the City of Calexico Housing Element Update as part of the comprehensive General Plan. The Housing Element Update for the City of Calexico sets forth the City's six-year strategy to preserve and enhance the community's character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

Lead Agency Contact

Name Armando Villa
Agency City of Calexico
Phone (760) 768-2105 **Fax**
email
Address Development Services Department
608 Heber Avenue
City Calexico **State** CA **Zip** 92231

Project Location

County Imperial
City Calexico
Region
Cross Streets City-wide
Parcel No.
Township

Range

Section

Base

Proximity to:

Highways SR 111, SR 98
Airports Calexico International Airport
Railways Southern Pacific
Waterways New River, All American Canal
Schools 7 Elementary, 3 Junior High, and 2 High Schools
Land Use City-wide applicability

Project Issues

Reviewing Agencies Resources Agency; Regional Water Quality Control Board, Region 7; Department of Parks and Recreation; Native American Heritage Commission; Department of Housing and Community Development; Office of Historic Preservation; Department of Fish and Game, Region 6; Department of Water Resources; Department of Conservation; California Highway Patrol; Caltrans, District 11; Caltrans, Division of Aeronautics

Date Received 04/18/2008 **Start of Review** 04/18/2008 **End of Review** 05/19/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.

APPENDIX II

June, 2008

DATA SOURCES

Every attempt was made to use the most acceptable, current and reliable data for the City of Calexico Housing Element.

- U.S. Department of Commerce, Bureau of the Census: 1990 and 2000 Fact Finder
- Department of Finance: Demographic Research Unit, 2007
- Southern California Association of Governments (SCAG): RHNA, 2006-2014
- AnySite, Demographic Trends Report (2007)
- State of California, Employment Development Department, Labor Market Information Division: Labor Force and Industry Employment (June 2007)
- Bureau of Labor Statistics, EA and I Unit: Local Area Unemployment Statistics (2007)
- Imperial County Board of Realtors/MLS, June 2007
- Calexico Housing Authority
- Laurin Associates: Affordable Housing Database (2007)
- City of Calexico: General Plan, Zoning Code, Redevelopment Plan (2005-2009), Building Permits
- Building Standards: Building Valuation Data (2004)
- SOCDS Online Building Permit Database
- Calexico Unified School District
- Chelsea Investment Corporation
- Catholic Charities, Diocese of San Diego
- Esquer Realty, Inc.
- California Housing Partnership Corporation (CHCP)
- Annual Progress Report 2006, Calexico Housing Element
- Housing Conditions Survey, Laurin Associates, December 2007
- Aguirre International, The California farm Labor Force Overview and Trends from the National Agricultural Workers Survey, June 2005. Accessed June, 2008 at <http://www.ucop.edu/hia/documents/nwsreport/pdf>

APPENDIX J

RESOURCES AVAILABLE TO THE CITY OF CALEXICO

There are a number of resources available to the City and housing developers that can provide financial or other assistance in the development, financing, rehabilitation of housing for low and moderate-income households.

LOCAL RESOURCES

Calexico Housing Authority has provided subsidized housing to lower income individuals and families. In addition to conventional public housing within the City of Calexico, the Authority administers several rental assistance programs such as the Section 8 program. The Authority receives federal and state assistance in order to operate these programs and, as such, is governed by any applicable housing regulations issued by the U.S. Department of Housing and Urban Development and the State of California Department of Housing and Community Development.

Calexico Redevelopment Agency is established under the laws of the State of California. The Agency's mission includes the provision of lower income housing. Twenty percent of the Agency's revenues are targeted to proving increased housing opportunities to lower income families in Calexico.

Public Housing was established to provide decent and safe rental housing for eligible families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to apartments for elderly families. Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments.

Section 8 Program is a partnership between private landlords, low-income families and the Calexico County Housing Authority. The Housing Authority administers a number of Section 8 rental assistance programs for low-income families. The objective of these programs is to provide adequate housing for low-income families by subsidizing a family's rent in an privately-owned rental unit.

NON PROFIT PROVIDERS

California Coalition for Rural Housing

The California Coalition for Rural Housing (CCRH) is a statewide nonprofit organization that works to ensure affordable housing opportunities for low-income households in California. CCRH supports the production and preservation of decent, safe, and low-cost housing for rural and low-income

Californians. Supporters include nonprofit housing agencies, lending institutions, community advocacy organizations, consumer members, and local government officials. The Coalition advocates for housing at all levels of government before legislative and regulatory bodies. It also provides technical and organizational assistance to community groups and nonprofit agencies and educates the public on housing issues.

STATE HOUSING RESOURCES

CalHome Program is a program, through HCD, which provides grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans, in order to enable very low and low-income households to become or remain homeowners. Grants to local public agencies or nonprofit corporations are for first-time homebuyer down-payment assistance, home rehabilitation, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help and shared housing homeownership. Funding is also set aside for homeowners of manufactured homes. Eligible activities include predevelopment, site development, new construction, rehabilitation, acquisition and rehabilitation, down-payment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help projects or shared housing.

CalHome Self-Help Housing Component (CSHHP) is a program with the goal to expand the production of decent and affordable housing and to demonstrate that improved housing conditions, ownership and maintenance are within the financial capabilities of low- and moderate-income households through the cost savings provided by self-help construction. An applicant must be a local public entity, nonprofit corporation or a limited-equity housing cooperative engaged in or that will be engaged in developing, conducting, administering or coordinating assistance programs which will aid eligible households construct or rehabilitate residential units for their own use. No more than twenty percent (20%) of available funding may be awarded to any one applicant. Technical Assistance Grants may be awarded to eligible applicants for owner-building in an amount that shall not exceed \$100,000. Technical assistance grants are to be used to assist low- or moderate-income households that participate in a self-help housing program conducted by an eligible sponsor.

California Housing Finance Agency (CHFA) facilitates the Preservation Financing Program. The program offers tax exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

Community Development Block Grant Program (CDBG) provides annual program funding for housing, public facilities, and economic development that meet one of the following objectives: provide a benefit to low-income

households, elimination of slums or blight, or resolution of an urgent community development need.

CDBG Program - Enterprise Fund: The purpose for this grant is to create or preserve jobs for low-income and very low-income persons. Grants of up to \$500,000 are allocated to provide loans to businesses, grants for publicly owned infrastructure, and micro-enterprise assistance. Individual project funding decisions are made by the jurisdiction. Eligible Activities include working capital, land acquisition, equipment purchase, inventory purchase, debt restructuring, and other direct assistance. Local grants may support businesses by providing water and sewer services, access roads, and other public facilities.

CDBG Program - General, Native American, and Colonias provides allocations to fund housing activities, public works, community facilities, and public service projects serving lower-income people in small, typically rural communities. Maximum grant amount: \$500,000.

Eligible activities include: *Housing*, including rehabilitation and activities that complement new construction; *Public Works*, including water and wastewater systems, rural electrification, and utilities such as gas services; *Community Facilities*, including day care centers, domestic violence shelters, food banks, community centers, medical and dental facilities, and fire stations; *Public Services*, including staff and operating costs associated with the community facilities.

CDBG Program—Planning and Technical Assistance Grants provide funds for small cities and counties for planning and evaluation studies related to housing, public works, community development, and economic development. Provides up to \$70,000 per year per jurisdiction. No more than \$35,000 under the General/Native American Allocation and a maximum of \$35,000 under the Economic Development Allocation. Includes studies and plans for housing, public works, community facilities, and economic development activities that meet CDBG national objectives, and provide principal benefit to low-income persons.

Division of Codes and Standards

The Division of Codes and Standards is program which administers the following programs:

Occupational Licensing Program

Enforces State laws and regulations governing the sale or lease of manufactured homes, mobile homes, and/or commercial coaches, including the licensing of manufacturers, distributors, dealers, and salespersons. The program also performs functions on behalf of the Mobilehome Ombudsman related to investigating and resolving consumer complaints pertaining to manufactured housing.

Manufactured Housing Program

Assists with the development and enforcement of preemptive federal and state regulations establishing minimum design and construction standards for manufactured homes; multi-unit manufactured housing; commercial coaches and special purpose commercial coaches sold, offered for sale, rented, or leased within the State. Inspections are conducted and the Department Insignias of Approval are issued to indicate compliance.

Factory Built Housing Program

Promotes preemptive regulations establishing construction standards for factory-built homes and factory-built building components manufactured for sale or use within the State. Inspections are conducted and complying homes or components are issued a Department Insignia of Approval.

Registration and Titling Program

Maintains title and registration records and collects fees and taxes on manufactured homes, mobile homes, commercial coaches, floating homes, and truck campers.

Mobilehome Parks Program

Promulgates preemptive statewide regulations for the construction, use, maintenance and occupancy of all privately-owned mobilehome and special occupancy parks in the State, as well as the installation of manufactured homes and mobile homes both in and outside of parks. Directly, or through local governments, inspects and issues permits for park operation.

Employee Housing Program

Promulgates statewide regulations for the maintenance, use, and occupancy of privately-owned and operated employee housing facilities providing housing for five or more employees to assure their health, safety, and general welfare. Directly, or through local governments, inspects and issues permits for facility operation. Through the Office of the Mobilehome Ombudsman, the Department accepts requests for assistance and initiates investigations of complaints concerning health and safety violations within employee housing facilities.

State Housing Law Program

Promulgates regulations to ensure that hotels, motel, apartments, single-family dwellings, and other residential buildings are maintained in compliance with the model building codes and other more restrictive provisions of State law, and reviews and proposes building standards for construction and rehabilitation of residential structures.

Code Enforcement Incentive Program

Provides financial grants to cities and counties to improve their building code enforcement activities, enhance their administrative and judicial prosecutions, and coordinate all housing improvement agencies.

Code Enforcement Grant Program

The CEGP is a new program with the aim of making grant funds available to cities, counties, and cities and counties for capital expenditures that improve the effectiveness of and supplement existing local funding for code enforcement programs related to housing code maintenance or compliance.

California Homebuyer's Downpayment Assistance Program (CHDAP)

This program offers a deferred-payment junior loan of an amount up to the lesser of three percent (3%) of the purchase price or appraised value. Homebuyers are able to use these funds to help with their downpayment and closing costs without the need to make monthly payments on the loan. Interest will be calculated at 3% simple interest. The assistance may be combined with any CalHFA or non-CalHFA conventional or government first mortgage loan.

Homebuyers using a CalHFA first mortgage may combine the assistance with a CalHFA Housing Assistance Program (CHAP) loan, High Cost Area Home Purchase Assistance Program (HiCAP) loan and with other downpayment assistance programs offered by local government agencies and nonprofit organization, if the subordinate program is pre-approved by CalHFA. The CHDAP loan cannot be combined with loans under CalHFA's Extra Credit Teacher Program and HIRAP.

The CHDAP is available on a statewide basis for first-time homebuyers purchasing a single family residence anywhere in California, that is within CalHFA's sales price limits, is intended as their primary residence, and whose family income does not exceed the Program's moderate income limit requirements. Homebuyers must also meet all first mortgage eligibility requirements according to the lender, investor, mortgage insurer, or guarantor criteria.

Farmworker Housing Grant Program provides housing opportunities for agricultural households. Cities with a population of less than 50,000 are eligible.

Housing Enabled by Local Partnerships - The HELP Program employs a loan-to-lender approach to provide 10-year, 3% simple interest rate per annum, minimally restrictive loans to local government agencies. The program challenges local agencies to prioritize their unmet housing needs and to design housing programs that target their particular priorities. This

approach allows the local agency to more closely match local housing policy and accountability with project performance. Increasingly, the program is being used to facilitate affordable housing within more targeted comprehensive local programs for neighborhood revitalization.

Home Investment Partnerships (HOME) Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. HOME funds are made available on an annual competitive basis through HCD's small cities program. Individual grants of up to \$3 million are available annually to develop and support affordable rental housing, and \$800,000 for home acquisition assistance to cities, counties and nonprofit community housing development organizations (CHDOs). Activities include acquisition, rehabilitation, new construction, and rental assistance.

Of particular note with respect to the HOME Program are the Rental Rehabilitation and/or Acquisition Program and the Tenant-Based Rental Assistance (TBRA) Program. In the Rental Rehabilitation and/or Acquisition Program, funds are provided to a HOME-eligible city or county to assist owners of multi-unit rental housing that is in need of rehabilitation to meet federal, State, or local building codes, or to assist in the purchase and rehabilitation of multi-unit rental housing that is in need of rehabilitation. In the TBRA Program, funds are provided to a HOME-eligible city or county to administer a program to provide rent subsidies to eligible households. This latter activity is commonly undersubscribed, according to staff at HCD.

Coupled with the HOME Program is a federally subsidized program called the American Dream Downpayment Initiative, created in 2003. ADDI aims to increase the homeownership rate, especially among lower income and minority households, and to revitalize and stabilize communities. ADDI helps first-time homebuyers with the biggest hurdle to homeownership: downpayment and closing costs. The program was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayment, closing costs, and rehabilitation carried out in conjunction with an assisted home purchase. ADDI provides downpayment, closing costs, and rehabilitation assistance to eligible individuals. The amount of ADDI assistance provided may not exceed \$10,000 or six percent of the purchase price of the home, whichever is greater.

Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program finances the new construction, rehabilitation and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households.

Homeowner Grants: For rehabilitation or new home construction: Lien restrictions are required for twenty years. If the unit is sold to a non-farmworker buyer before completing the tenth year, the full grant amount must be repaid under most circumstances. Between the 10th and 20th anniversaries, the grant is forgiven at a rate of 10 percent per completed year; it is fully forgiven after completing 20 years.

Rental Construction Grants or Loans: Lien restrictions for assisted units are required for 40 years. If assisted units are sold for uses other than farmworker housing before the 40th year, under most circumstances, the grant must be repaid in full. Loans may be made in conjunction with low-income tax credit financing only.

Rental Rehabilitation Grants or Loans: Lien restrictions for assisted units are required for 20 years. If assisted units are sold for uses other than farmworker housing before the 20th year the grant must be repaid in full, under most circumstances. Loans may be made in conjunction with low-income tax credit financing only.

Those eligible include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships where all the general partners are nonprofit mutual or public benefit corporations.

Multifamily Housing Program (MHP)

MHP assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. MHP funds will be provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.

Local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.

Rental Housing Construction Program (RHCP) provides long term- 3% loans for building affordable rental housing. Housing authorities, local governments, non-profit developers, and private builders are eligible. At least 30% of the units must be assisted units. Of the assisted units, at least two-thirds must be affordable to those earning no more than 50% of the area median income (AMI) and up to one-third must be affordable to persons earning no more than 80% of the AMI. The assisted units must be affordable for at least 40 years.

The Family Housing Demonstration Program operates and provides financing similar to RHCP, but will be directed at those projects which include special or innovative features for families, such as congregate housing and

community housing developments with some shared facilities, child care space, and job training or other economic assistance programs.

FEDERAL PROGRAMS

The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated through the Federal Home Loan System for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.

Farmworker Housing Assistance Program provides grants to public and private non-profits to assist farmworkers in securing temporary or permanent housing. Provides technical assistance to farmworker and farmworker housing agencies. Program also provides counseling, technical assistance, but does not actually fund housing production or rehabilitation.

Housing and Urban Development (HUD)

HUD offers a variety programs and services which include direct financing and management of the redevelopment or construction of low-income rental housing and single-family housing, providing homeownership to the low-income. A subsidy for public housing provides an annual subsidy to help public housing agencies (PHAs) pay some of the cost of operating and maintaining public housing units.

The Public Housing Development program provides Federal grants to local public housing authorities (PHAs) to develop housing for low-income families that cannot afford housing in the private market.

HOPE I helps low-income people buy public housing units by providing funds that non-profit organizations, resident groups, and other eligible grantees can use to develop and implement homeownership programs.

The Section 5(h) homeownership program offers PHAs a flexible way to sell public housing units to low-income families.

HOPE 3--Homeownership of Single-Family Homes Program provides grants to State and local governments and nonprofit organizations to assist low-income, first-time homebuyers in becoming homeowners by utilizing government-owned or financed single-family properties in the form of grants. Funds cover Rehab of Owner-Occupied Housing, Acquisition, or Operation Administration.

Low-income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at 60 percent of AMI for no less than 30 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis each year. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

USDA Rural Development - USDA housing programs have helped over 2 million low- or moderate-income rural Americans buy homes. USDA also finances construction of apartments and other multiple family housing in rural communities that lack sufficient, affordable rental housing. Other programs finance the development of affordable farm labor housing wherever it is needed.

The Self-Help Housing program enables low-income families to become homeowners by helping to build their own homes. Their "sweat equity" becomes their downpayment. Home improvement loans and grants help low-income, often elderly, people remove health and safety hazards from their homes.

PRIVATE PROGRAMS

Non-profit Program is a program that purchases loans from lenders, such as community loan funds, Community Development Financial Institutions and commercial banks, so that lenders can recycle loan funds to increase the development or acquisition of low- and moderate-income housing. Mobile Home Park Purchase Assistance, New Rental, Housing, Preservation of Affordable Housing, Rehab of Apartments, Single Room Occupancy (SRO) Hotels, Transitional Housing, Homeless Shelters, Group Homes/Congregate Care.

Websites:

<http://www.bridgehousing.com/misc/purpose.html>

<http://www.calhfa.ca.gov/>

www.calruralhousing.org

<http://www.hcd.ca.gov/>

<http://www.hcd.ca.gov/ca/loanGrantDir2001.pdf>

<http://www.hcd.ca.gov/ca/prop46programs.xls>

<http://www.hcd.ca.gov/clearinghouse/>

<http://www.hcd.ca.gov/ca/index.html#fac>

<http://www.housingadvocates.org/default.asp?ID=712>

<http://www.hud.gov/assist/siteindex.cfm>

<http://www.nonprofithousing.org/index.atomic>

<http://www.novoco.com/subsidyprograms.shtml>

<http://www.rurdev.usda.gov/ca/housing.html>

Appendix K

RESOLUTION NO. 2007-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CALEXICO, CALIFORNIA, COMMENCING
PROCEEDINGS TO ANNEX APPROXIMATELY 500
ACRES OF THE LOS LAGOS PROJECT INTO THE
CORPORATE BOUNDARIES OF THE CITY OF
CALEXICO (ANNEXATION NO. 2007-02)

WHEREAS, Westmount Properties LLC has filed an application for the annexing (Annexation No. 2007-02) of approximately 500 acres of the Los Lagos Project into the Corporate Boundaries of the City of Calexico. The Los Lagos area is located at the southeast corner of Cole Road at Dogwood Road. Birch Street (SR-98) and a segment of Kloke Road also form the southern and eastern boundaries of the project site, respectively; and

WHEREAS, this proposal is made pursuant to the *Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000* (Government Code Section 56000-56001); and

WHEREAS, The City of Calexico is processing a Pre-Zone (Zone Change) for the same approximate 500 acres for the Los Lagos project; and

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of making decisions regarding annexations; and

WHEREAS, the Planning Commission, at a regular meeting held on June 11, 2007 held a duly noticed public hearing, and recommended to the City Council approval of the requested Annexation (Resolution No. 2007-26), and

WHEREAS, public notice of said application has been given and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing with respect to this item on July 10, 2007; and

WHEREAS, it is the desire of the City Council to give its consent to the commencement of annexation proceedings.

NOW THEREFORE, the City Council of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The City Council has considered the request for Annexation No. 2007-02, prior to making a decision to commence proceedings to annex the subject territory. The City Council finds and determines that the Los Lagos Environmental Impact Report is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with the Cortese-Knox Local Government Reorganization Act of 1985, Government Code Section 57082 and the City of Calexico the following findings for the approval of the Annexation have been made as follows:

Appendix K

CITY COUNCIL RESOLUTION FOR ANNEXATION NO. 2007-02

Page 2 of 3

1. The proposed annexation area is contiguous to the City of Calexico and will not create pockets or islands.

The proposed annexation area borders the City of Calexico and is adjacent to the area identified as the Rainbow Park Subdivision. The project proposes reasonable extension of the city boundary area in that the annexation of the proposed area will not create any pockets or islands.

2. The proposed annexation will not result in any adverse significant impacts on the environment.

The project will not have a significant effect on the environment and is consistent with the City's amended General Plan.

3. The proposed annexation will allow development of a well-designed project in the City.

Staff believes the Los Lagos project is well-designed and appropriate for the annexation area and City. In addition, the project, especially the commercial uses, will provide tax revenue benefits to the City.

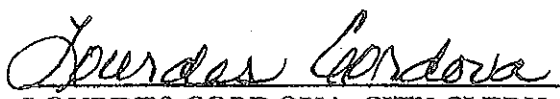
NOW, THEREFORE, based on the above findings, the City Council of the City of Calexico DOES HEREBY APPROVE Annexation No. 2007-02.

PASSED AND ADOPTED by the City Council of the City of Calexico, California, this 10th day of July, 2007.



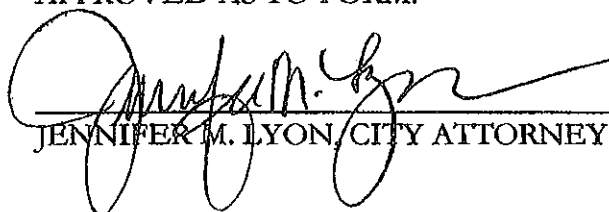
JOHN RENISON, MAYOR

ATTEST:



LOURDES CORDOVA, CITY CLERK

APPROVED AS TO FORM:



JENNIFER M. LYON, CITY ATTORNEY

Appendix K

CITY COUNCIL RESOLUTION FOR
ANNEXATION NO. 2007-02

Page 3 of 3

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) SS.
CITY OF CALEXICO)

I, LOURDES CORDOVA, AGENCY THE CITY OF CALEXICO, DO HEREBY CERTIFY
THAT THE ABOVE FOREGOING RESOLUTION NO. 2007-36, WAS DULY PASSED AND
ADOPTED BY THE CITY OF CALEXICO ON THIS 10th DAY OF JULY 2007 BY THE
FOLLOWING VOTE TO WIT:

AYES:	Ouzan, Renison, Durazo, Fuentes
NOES:	None
ABSENT:	Pacheco



LOURDES CORDOVA, CITY CLERK

SEAL

Appendix L
RESOLUTION NO. 07-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CALEXICO, CALIFORNIA, COMMENCING
PROCEEDINGS TO ANNEX APPROXIMATELY 160
ACRES OF LAND FOR THE ESTRELLA PROJECT INTO
THE CORPORATE BOUNDARIES OF THE CITY OF
CALEXICO (ANNEXATION NO. 2007-04)

WHEREAS, Westmount Properties has filed an application for the annexation of approximately 160 acres of land for the Estrella Project into the Corporate Boundaries of the City of Calexico. The Estrella Project area is bounded on the north by Jasper Road, on the east by Meadows Road (and the Alder Canal), on the south by the Central Main Canal, and on the West by the Calexico city limits; and

WHEREAS, this proposal is made pursuant to the *Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000* (Government Code Section 56000-56001); and

WHEREAS, The City of Calexico is processing a Pre-Zone (Zone Change) for the same approximate 160 acres for the Estrella project; and

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of making decisions regarding annexations; and

WHEREAS, the Planning Commission, at a regular meeting held on October 8, 2007 held a duly noticed public hearing, and recommended to the City Council approval of the requested Annexation (Resolution No. 2007-37), and

WHEREAS, public notice of said application has been given and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing with respect to this item on November 20, 2007; and

WHEREAS, it is the desire of the City Council to give its consent to the commencement of annexation proceedings.

NOW THEREFORE, the City Council of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The City Council has considered proposed Environmental Impact Report No. 2007-04, prior to making a decision to commence proceedings to annex the subject territory. The City Council finds and determines that the Environmental Impact Report is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects.

Appendix L

CITY COUNCIL RESOLUTION FOR
ANNEXATION NO. 2007-04

Page 2 of 3

SECTION 2. That in accordance with the Cortese-Knox Local Government Reorganization Act of 1985, Government Code Section 57082 and the City of Calexico the following findings for the approval of the Annexation have been made as follows:

1. The proposed annexation area is contiguous to the City of Calexico and will not create pockets or islands.

The proposed annexation area is contiguous to the northern boundaries of the City of Calexico. The project proposes reasonable extension of the city boundary area in that the annexation of the proposed area will not create any pockets or islands.

2. The proposed annexation will not result in any adverse significant impacts on the environment.

The project will not have a significant effect on the environment and is consistent with the City's General Plan.

3. The proposed annexation will allow development of a well-designed project in the City.

Staff believes the Estrella Project is well-designed and appropriate for the annexation area and City. In addition, the project, especially the commercial uses, will provide tax revenue benefits to the City.

SECTION 3. The City Council of the City of Calexico hereby consents to the commencement of proceeding for Annexation No. 2007-04. This resolution and other related development entitlement resolutions shall be null and void within 24 months of adoption unless annexation and LAFCo proceedings are finalized and recorded. Additionally, this resolution and other related development entitlement resolutions shall be null and void shall LAFCo deny annexation or deems annexation application expired.

NOW, THEREFORE, based on the above findings, the City Council of the City of Calexico DOES HEREBY APPROVE Annexation No. 2007-04.

PASSED, APPROVED AND ADOPTED, at a regular meeting of the City Council of the City of Calexico, California, held on the 20th day of November, 2007.

CITY OF CALEXICO


JOHN RENISON, MAYOR

ATTEST:


LOURDES CORDOVA, CITY CLERK

APPROVED AS TO FORM:


JENNIFER M. LYON, CITY ATTORNEY

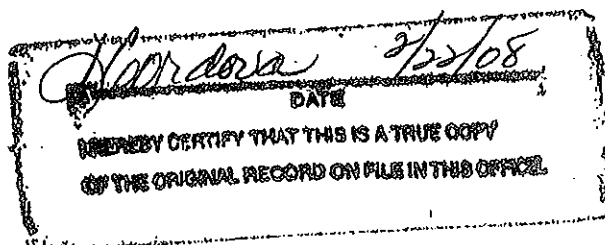
STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) SS.
CITY OF CALEXICO)

I, Lourdes Cordova, City Clerk of the City of Calexico, California, do hereby certify that the foregoing Resolution No. 07-80 was duly passed and adopted at a regular meeting of the City of Calexico, California held on the 20th day of November, 2007 by the following vote:

AYES:	Ouzan, Pacheco, Renison, Durazo, Fuentes
NOES:	None
ABSENT:	None
ABSTAIN:	None

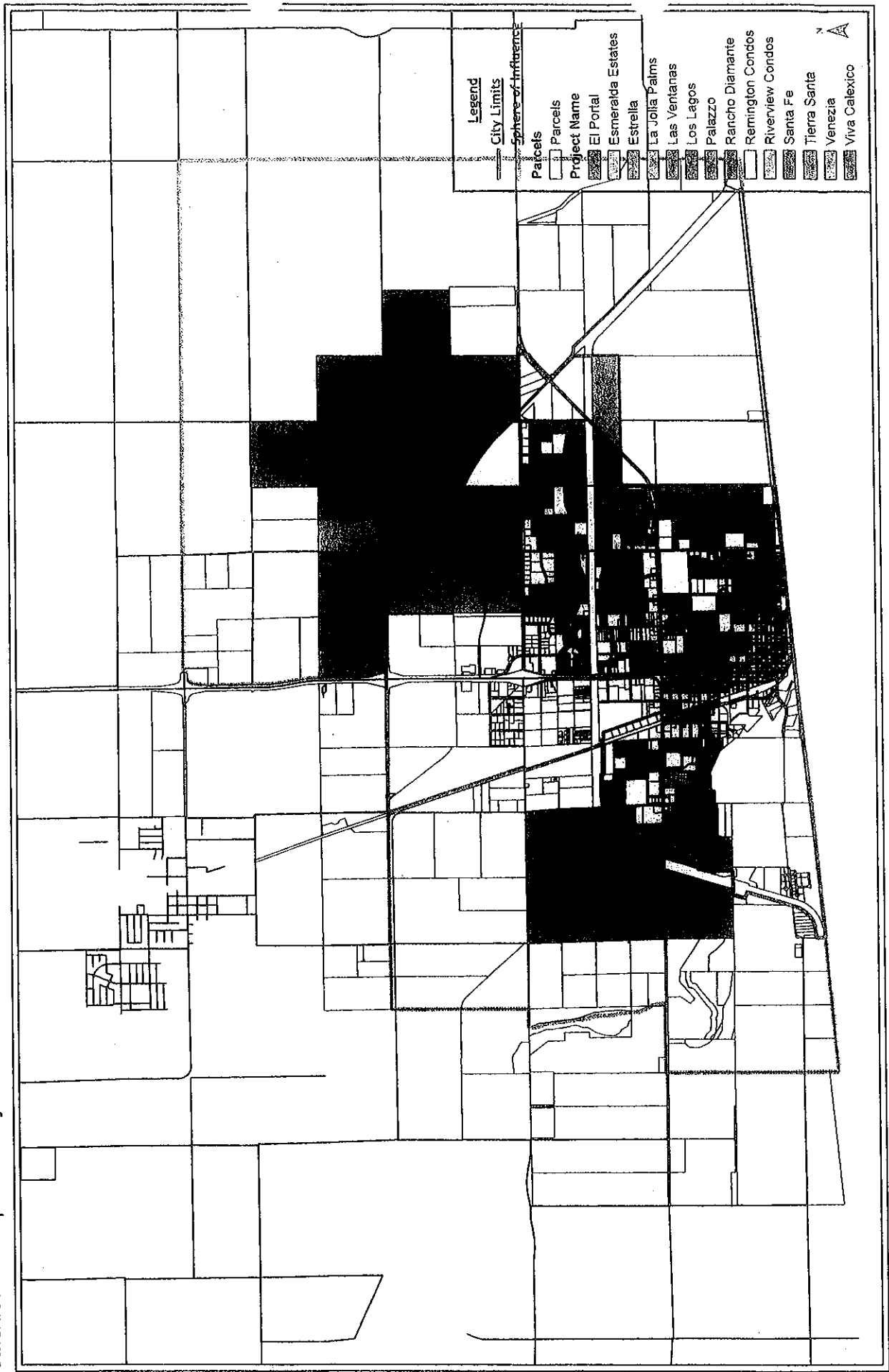
(SEAL)


LOURDES CORDOVA, CITY CLERK



Appendix N

Calexico Development Projects





Appendix O
City of Calexico
Development Services
Building Division
Permit Fee Example

New Single Family Dwelling; 1280 s.f.; 3br/2bath/2 car garage; Valuation of \$94,270.00

<i>Fee Item</i>	<i>Cost</i>
Building Fee	\$ 958.75
Plan Check Fee	\$ 623.19
Seismic Fee	\$ 9.43
Electrical Fees	\$ 118.70
Plumbing Fees	\$ 155.90
Mechanical Fees	\$ 59.60
Fire Plan Check Fees	Fire plan check Fees collected when major residential projects such as a subdivision of 4 or more homes. (25 % of building permit plan check)
Art in Lieu Fees	@ 1/8th of 1% of valuation. Year 1 & 2 - April 6, 2007 to April 7, 2009. <i>(Fees collected for all commercial, all industrial, subdivision homes, and new apartments (4 or more units)).</i>
Operation Development Fee	This fee is controlled by the Imperial County Air Pollution Control District. For more information please check out the website: www.imperialcounty.net/ag (Air Pollution Control District). Permits will not be issued until the completed form is returned from the Air Pollution Control District. <i>(Fees collected for new commercial/ major residential projects). See Exhibit D</i>
School District Fee	This fee is collected by the Calexico Unified School District. The form is given by the Building Division and permits are not issued until the form is returned with the appropriate signatures. Please call 768-3888 for the cost.



Appendix P
City of Calexico
Development Services
Building Division
Permit Fee Example

New Fourplex Apts: 2356 s.f. (1 bedroom/bath) includes appropriate parking stalls; trash enclosure; landscaping; Valuation of 169,632.00

<i>Fee Item</i>	<i>Cost</i>
Building Fee	\$ 1,385.75
Plan Check Fee	\$ 900.71
Seismic Fee	\$ 16.96
Electrical Fees	\$ 307.94
Plumbing Fees	\$ 364.40
Mechanical Fees	\$ 298.10
Fire Plan Check Fees	\$ 225.186
Art in Lieu Fees	\$ 212.04
Operation Development Fee	This fee is controlled by the Imperial County Air Pollution Control District. For more information please check out the website: www.imperialcounty.net/ag (Air Pollution Control District). Permits will not be issued until the completed form is returned from the Air Pollution Control District. <i>(Fees collected for new commercial/ major residential projects). See Exhibit D</i>
School District Fee	This fee is collected by the Calexico Unified School District. The form is given by the Building Division and permits are not issued until the form is returned with the appropriate signatures. Please call 768-3888 for the cost.

CITY OF CALEXICO

NOVEMBER 2009

LEGEND

- CITY LIMITS
- CITY ROW/PROPERTY LINE
- COUNTY ROW/PROPERTY LINE
- INDICATES EXISTING RA ZONE
- INDICATES PROPOSED RA ZONE

059-010-32 (portion)
(24 Acres)

059-450-01

059-450-02
(4.2 acres)

058-832-016
(5 acres)

058-832-018
(6 acres)

058-853-01

058-853-02
(9.85 acres)

